



Downside Cottage, The Bow

Coldingham, TD14 5NE



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80sqm

EPC

F

AS Anderson
Strathern

Downside Cottage, The Bow Coldingham, TD14 5NE

Downside Cottage is a charming semi-detached period home dating from around 1770, offering a superb blend of character, comfort and versatility. Occupying a delightful position within Coldingham's conservation area, the property enjoys attractive gardens to the front, side, and rear, providing a wonderful setting for outdoor relaxation, gardening, and entertaining. The property also benefits from private off-street parking, two useful brick-built garden stores, and a peaceful village setting.

The accommodation is arranged over two levels and is well suited to a variety of purchasers. The ground floor comprises an entrance porch, welcoming hallway, generous sitting room, and a bright kitchen/dining room which provides ample space for everyday family living and entertaining. The sitting room enjoys excellent proportions and offers a comfortable focal point within the home.

Upstairs, there are two well-proportioned double bedrooms and a shower room, with the principal bedroom also benefiting from a useful walk-in wardrobe. The accommodation is complemented by double glazing, LPG central heating, and a good level of natural light throughout.

A particular feature of the property is the detached studio located within the garden grounds. Fully insulated and benefiting from electric heating, power, lighting, and a sink, this versatile space lends itself to a variety of uses including home working, creative pursuits, a workshop, or hobby room. Combined with the property's character, outdoor space, and convenient location, Downside Cottage presents a unique opportunity to acquire a charming home in the heart of Coldingham.

Property features

- Characterful semi-detached cottage
- Spacious sitting room
- Two double bedrooms
- Walk-in wardrobe
- LPG central heating
- Double glazing
- Private gardens and parking
- Detached studio







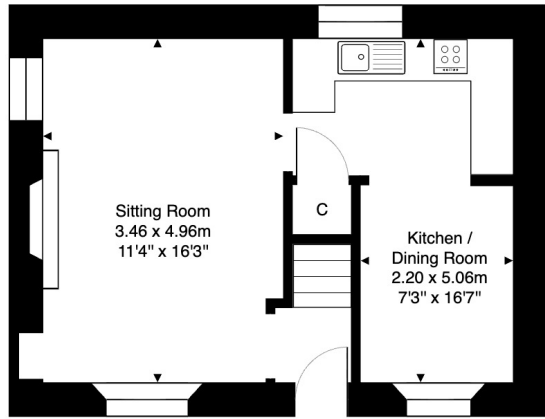
Location

Coldingham is a historic Borders village on Scotland's southeast coastline. The village offers a good range of everyday amenities including a primary school, post office, local shop, village hall and traditional pubs, while nearby Eyemouth provides further shopping, leisure facilities and secondary schooling. Surrounded by beautiful Berwickshire countryside and dramatic coastline, Coldingham is perhaps best known for the award-winning Coldingham Sands, the nearby St Abbs Nature Reserve and the spectacular coastal walking routes that attract visitors throughout the year. Nearby Reston offers direct rail links to Edinburgh and Newcastle, while the historic town of Berwick-upon-Tweed is also within easy reach, offering an extensive range of supermarkets, restaurants, independent shops, leisure facilities and mainline rail connections. The area's vibrant cultural scene includes The Maltings, which provides a diverse arts, cinema and theatre programme.

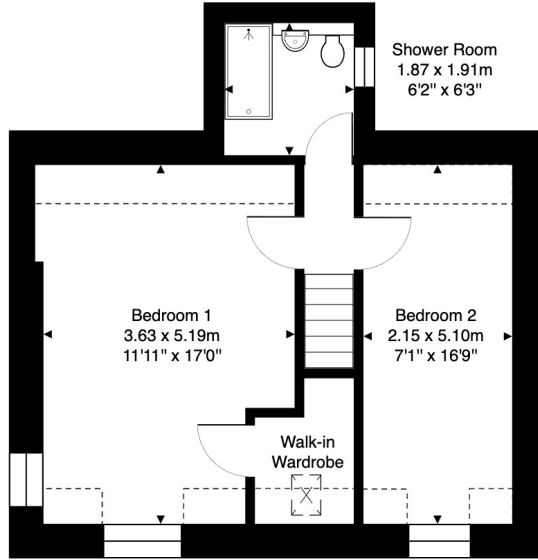




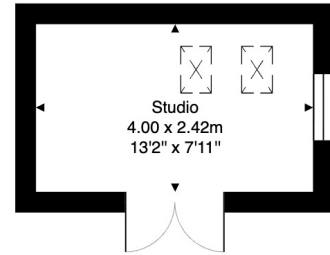
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Ground Floor



First Floor



Total Area: 83.3 m² ... 896 ft²

All measurements are approximate and for display purposes only.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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