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LEGAL



## Alexander Cottage

Reston, Eyemouth, TD14 5JP

Offers Over £290,000





Charming Stone built four bedroom family home, set within a private plot, and within walking distance to Reston's train station, making this an ideal commuters home.



## ALEXANDER COTTAGE

Nestled in the heart of the village and offering excellent road and rail transport links, Alexander Cottage provides a charming detached stone cottage boasts significant kerb appeal, though its spaciousness is not immediately apparent from the front. A generous rear extension enhances the property's proportions, creating an inviting living space. The home also benefits from ample off-street parking, with a private driveway leading to a large parking area at the rear, which includes a detached double garage—an ideal feature, especially in today's multi-vehicle households. The property's internal layout is thoughtfully designed, with bathroom and shower facilities on both the ground and first floors for added convenience.

## LOCATION

The village of Reston is a small and peaceful community with a population of approximately 500, with amenities including a primary school, village hall, play park and local shop, which also provides Post Office services. The Eye Water runs along the eastern boundary of the village while the main East Coast Railway Line travels along the western edge with a station offering regular connections in the village itself. The main A1 trunk road also offers easy road connections both north and south. The famed Berwickshire coastline is four miles distance and boasts bracing walks over rugged cliff tops, magnificent beaches not to mention the famous marine and coastal reserve at St Abb's Head.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [//waters.applied.glance](https://www.what3words.com/?q=//waters.applied.glance)

## HIGHLIGHTS

- Beautiful Victorian Dwelling
- Large Private Plot With Multi Car Parking
- Versatile Layout
- Scope for Cosmetic Upgrading
- Desirable Village Setting • Walking Distance to Train Station

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge (open coal fire), Dining Room (open coal fire), Dining Kitchen, Utility Room, Bathroom (under floor heating), Four Bedrooms and Shower Room. Detached Double Garage, Off Road Parking for Several Vehicles.

## ACCOMMODATION

As you enter, a welcoming hallway provides access to the lower levels. The ground floor features a versatile layout, including two reception rooms; one currently used as a dining room. The sitting room offers a cosy retreat with an open coal fire as its focal point. Adjacent to it, the dining room is bright and inviting, with windows on two sides, providing ample space for a table and chairs. A second coal fire adds to the charm of this room, making it perfect for entertaining. At the rear of the property, the breakfasting kitchen offers generous worktop and cupboard space, integrated appliances such as ridge/freezer, Dishwasher, Oven and Gas Hob, creating a practical area for daily tasks. A conveniently located utility room adds further practicality, providing plumbing for a washing machine and space for a freestanding tumble dryer. A well-placed lower-level bathroom, featuring a corner bath, offers convenience, particularly for those with mobility challenges.

Upstairs, a staircase leads to a spacious upper level, where you'll find three double bedrooms, all with fitted wardrobes, as well as a single room that could also serve as a home office. Two of the double bedrooms benefit from built-in storage, while the third offers space for freestanding furniture. All the bedrooms are served by a centrally located shower room. Additionally, a large storage cupboard houses the water tank and provides extra storage space.

While the property would benefit from some modernisation, the generous room sizes and flexible layout make it an ideal home for a growing family in need of more space.

## EXTERNAL

A multi-car driveway is located at the rear of the property, accessible via the front and down the side, leading to the garage beyond. The private gardens enjoy sunlight for most of the day and have been

thoughtfully landscaped for easy maintenance. The brick wall perimeter offers a secure environment, perfect for family gatherings and entertaining. A raised lawn area at the rear, complemented by a mature tree, adds a touch of colour and charm to the space. Additionally, a detached double garage and two timber sheds provide ample storage. The garage, built with masonry construction, could also serve as an ideal workshop or, subject to planning permission, be converted into a granny annex or holiday let.

## SERVICES

Mains services. Calor Gas central heating. Double glazing.

## COUNCIL TAX

Band D

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £290,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract



