JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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4 Press Castle , Eyemouth, TD14 5TS

Guide price £130,000

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4 Press Castle Eyemouth, TD14 5TS

- 1 Bedroom Apartment
- B Listed
- Extensive Mature Grounds
- 3 Miles from the Coast
- Immaculately Presented
- 19th Century Building
- Private Parking
- Easy Access to the A1

We are delighted to offer this attractive one bedroom apartment occupying a prime position within a striking 19th century mansion house. Set in extensive shared grounds with ample parking, yet just a short drive from the stunning Berwickshire coastline, this property would be ideally suited to a downsizer or as a holiday home.

ACCOMMODATION

- ENTRANCE HALL - KITCHEN/SITTING ROOM - BEDROOM - BATHROOM -





Guide price £130,000



Internally
The property is immaculately presented, and offers bright accommodation enjoying wonderful views over the grounds. The dual aspect kitchen/sitting room is a perfect space for relaxing, while the double bedroom offers generous fitted wardrobes. The property benefits from useful storage with handy shared storage cupboard as well as a shared external store which houses the electric meters.

Kitchen
The kitchen is fitted with a range of wall and base units with laminated worktops and inset stainless steel sink. Integrated appliances comprise electric hob, oven, fridge and washing machine.

Bathroom
The bathroom is fitted with a three piece suite comprising wc, pedestal wash hand basin and panelled bath with shower over.



Externally
The property is set in wonderful mature grounds with generous lawns and established woodland perfect for exploring or dog walking, as well as the attractive Mid Grange Burn which flows through the policies. To the front of the property is private parking, with additional parking a short distance away.

Location
Press Castle occupies a quiet position around 2 miles from Coldingham, an attractive and historic coastal village located on Scotland's southeast coast, known for its sandy beach, rugged cliffs, and scenic coastal walks. The village is rich in heritage, with Coldingham Priory standing as a key landmark alongside a number of other historic features. Offering a welcoming community environment, Coldingham provides a good range of local amenities including shops, cafés, and a highly regarded primary school, making it well suited to family living. The surrounding coastline and countryside also offer a variety of outdoor activities such as walking, cycling, fishing, and water sports.

Well positioned for access to nearby towns and transport links, Coldingham combines the appeal of coastal living with everyday convenience. Its blend of character, natural surroundings, and community feel makes it an appealing location for both a permanent home and a holiday property.

Services
Mains water and electricity. Drainage to shared septic tank. Electric heating.

Fixtures & Fittings
All fitted floor coverings, blinds and integrated appliances are to be included within the sale. The wall-mounted TV and electric fire are also included.

Council Tax
Band A

Home Report
A copy of the Home Report can be downloaded from our website 24/7.

Viewings
Strictly By Appointment via James Agent.

Offers
All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.

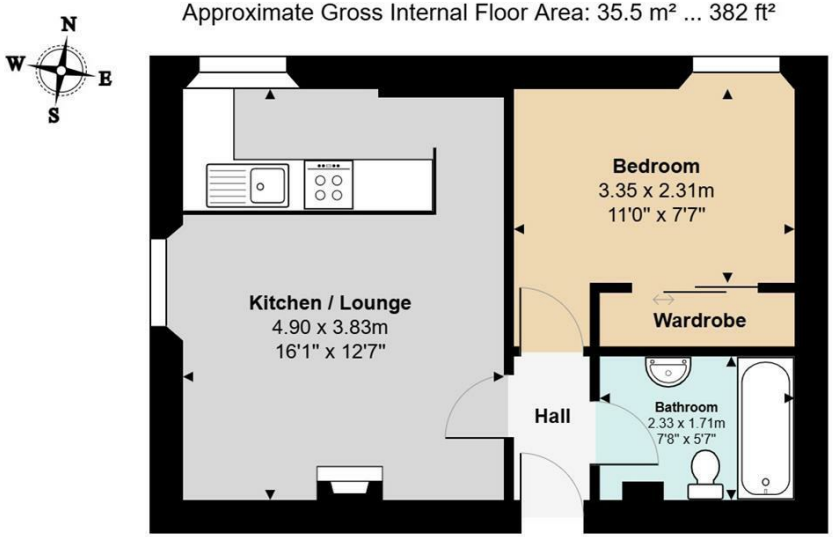



MOSS & ADAMS
WINDERMERE
LAKE

Floor Plans

4 Press Castle, Coldingham, Eyemouth, TD14 5TS

Approximate Gross Internal Floor Area: 35.5 m² ... 382 ft²



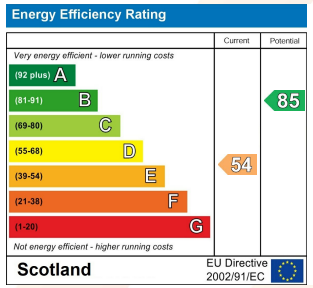
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

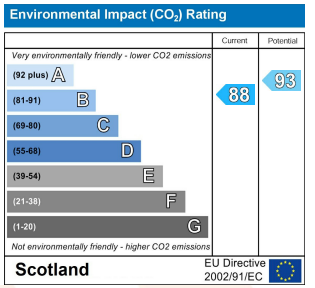
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Location Map



Energy Performance Graph





Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.