

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Chaldon Eyemouth Road Coldingham

TD14 5NH

**OIRO £350,000**



Chaldon is a well-presented detached home in the highly sought-after coastal village of Coldingham. The village offers a wonderful blend of historic character and modern amenities, with sandy beaches, scenic coastal walks and a welcoming community at its heart. Local shops, a primary school and good leisure facilities make it ideal for families, while its proximity to the wider Scottish Borders provides easy access to nearby towns and attractions. The spacious family home boasts four bedrooms—including one with an en-suite and a convenient ground-floor bedroom—together with a bright lounge, modern dining kitchen, utility room, downstairs WC, shower room and family bathroom. Generous gardens wrap around the property, complemented by a garage and monoblock driveway, providing plenty of outdoor space and parking. Rarely available in such a sought-after village, Chaldon presents an excellent opportunity to enjoy comfortable living in a charming coastal setting and viewing is strongly advised to fully appreciate.



# Chaldon Eyemouth Road Coldingham

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#### GROUND FLOOR:

Vestibule  
Hall  
Lounge  
Dining Kitchen  
Utility Room  
WC  
Bedroom 4

#### FIRST FLOOR:

Master Bedroom with En-Suite  
Two Further Double Bedrooms  
Family Bathroom  
Shower Room

Oil Fired Central Heating  
Double Glazing

Garden  
Garage  
Drive



### Location

Coldingham is a picturesque and historic coastal village on Scotland's southeast coast, renowned for its golden sandy beach, dramatic cliffs, and scenic coastal walks. Steeped in history, the village is home to the impressive Coldingham Priory, alongside other historic landmarks, offering a fascinating glimpse into the area's rich heritage. The village has a strong sense of community, with a variety of local amenities including shops, cafes and an excellent primary school, making it an attractive choice for families. Coldingham's coastal location also provides ample opportunities for outdoor recreation, from water sports and fishing to walking and cycling. With nearby towns and good transport links, the village combines the tranquillity of coastal living with convenient access to wider services. Popular with both residents and visitors, Coldingham offers a unique blend of charm, natural beauty, and a vibrant community lifestyle, making it an ideal location for a family home or a holiday retreat.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

### EPC

E

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
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Fax: 01573 400388  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



### Chaldon, Eyemouth Road, Coldingham

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I01239819)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.