



# Lyndale East Flemington

Burmmouth, Eyemouth, TD14 5UL

Offers Over £450,000

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An excellent opportunity to acquire this beautifully presented three bedroom detached house, ideally positioned in East Flemington on the outskirts of Burnmouth, enjoying stunning open views towards the sea and surrounding countryside.

The current owners have thoughtfully upgraded, reconfigured and extended the property to an exceptional standard, creating a superb family home that seamlessly blends character and charm with modern living. The accommodation is entered via a vestibule leading into a central hallway. The elegant lounge features a bay window and an attractive inglenook fireplace, while the spacious dining room offers ample room for entertaining and a further inglenook fireplace with a log-burning stove. Doorway leads into the impressive kitchen/breakfast room, fitted with high quality dual colour shaker units, quartz worktops, a central island workstation and integrated appliances. The stunning family room extension is a standout feature, flooded with natural light from a large roof lantern and complemented by double French doors on either side and with a log burning stove, creating a perfect space for relaxing or entertaining guests. There is also a generous double bedroom with fitted wardrobes, a useful utility room, and a well appointed family bathroom.

Upstairs, there are two spacious double bedrooms, both benefiting from en-suite facilities and excellent built-in storage. The rear bedroom is particularly noteworthy, featuring a freestanding bath positioned beneath a bay window that frames delightful countryside views. Full double glazing and gas central heating.

Externally, the property offers two driveways providing ample parking and access to a large double garage. The front garden has been landscaped for ease of maintenance. There are two lawns one used as an orchard with mature apple trees.

Viewing is highly recommended.



## Location

The property has easy access onto the main A1 road, making commuting north and south very easy. The town of Berwick-upon-Tweed is 5.7 miles away from the property, where there is varied shopping, both independent and national companies, along with sporting clubs including football, rugby, cricket, tennis and bowling. There is sports centre with a gym and swimming pool. In Berwick-upon-Tweed there is train station on the main East Coast line. Edinburgh is 57 miles from the house which is where the nearest airport is situated. The town of Eyemouth is 3 miles away, where there is shopping, schooling, a swimming pool, doctors, a golf course, restaurants, a beach and harbour.

## Vestibule

3'7 x 4'1 (1.09m x 1.24m)

Partially glazed entrance door giving access to the vestibule, which has a glazed door to the hallway and a cloaks hanging area.

## Hallway

8'6 x 4' (2.59m x 1.22m)

With a central heating radiator and opening up into the open plan kitchen.

## Lounge

15' x 14'4 (4.57m x 4.37m)

A well proportioned reception room with coving on the ceiling, attractive wooden panelled walls and a bay window at the front with views over the front garden. Inglenook fireplace with a slate hearth and a built-in alcove to the side with cupboard space below. Two wall lights, a central heating radiator and ten power points.

## Kitchen/Breakfast Room

18'9 x 18'8 (5.72m x 5.69m)

A stunning kitchen which is fitted with a superb range of dual colour shaker wall and floor units with quartz worktop surfaces. The kitchen has a large central workstation incorporating a breakfast bar and a double white ceramic

Belfast sink with a mixer tap. Smeg electric range cooker with a cooker hood above. The kitchen has a wine cooler, a wine rack and integrated dish washing machine. Under unit and pelmet lighting, recessed ceiling spotlights and pelmet lighting over the central workstation. Double window at the side and space for an American fridge freezer. Stairs to the first floor landing with a window at the side of the house and the built-in understairs cupboard. Central heating radiator and eight power points. Doorway to the dining room and two doorways to the family room.

## Dining Room

15' x 14'3 (4.57m x 4.34m)

A large reception room with a bay window at the front with a central heating radiator below. Inglenook fireplace with a log burning stove sitting on a marble hearth. Coving on the ceiling and attractive panelled walls. Three wall lights and ten power points.

## Family Room

11'6 x 22'2 (3.51m x 6.76m)

A stunning addition to the property which has double French doors either side giving access to the gardens and a large roof lantern making it a bright and airy room. Built-in storage shelving and a log burning stove sitting on a slate hearth. Attractive wooden panelled walls, two wall lights, recessed ceiling spotlights and ten power points.

## Utility Room

7' x 7'4 (2.13m x 2.24m)

Fitted with range of wall and floor shaker units offering excellent storage space. One and a half bowl stainless steel sink and drainer. Plumbing for an automatic washing machine and space for a tumble dryer. Two power points and a door to the bathroom.

## Bathroom

7' x 6'4 (2.13m x 1.93m)

Fitted with a quality white four-piece suite, which includes a shower cubicle, a bath, a toilet and a wash hand basin with a mirror and wall lights above. Recessed ceiling spotlights, a frosted window at the side and a heated towel rail.



### Bedroom 3

10'7 x 11'9 (3.23m x 3.58m)

A good sized double bedroom with a double window to the rear and fitted wardrobes on one wall offering excellent storage. Central heating radiator and six power points.

### First Floor Landing

5'9 x 4'1 (1.75m x 1.24m)

Giving access to the two bedrooms on the first floor level. One power point.

### Bedroom 1

11'2 x 12'8 (3.40m x 3.86m)

A generous double bedroom with a triple window at the front with a sea view. Deep built-in storage cupboard, a central heating radiator and an attractive panelled wall. Six power points.

### En-Suite Bathroom

6'4 x 7'8 (1.93m x 2.34m)

Fitted with a quality white four-piece suite which includes a shower cubicle, a bath, a toilet and a wash hand basin with a vanity unit below and a mirror with a light above. Heated towel rail, recessed ceiling spotlights and a wall light.

### Bedroom 2

15'8 x 12'6 (4.78m x 3.81m)

Another generous double bedroom with a triple window to the rear with countryside views and a freestanding bath below with a shower attachment. Large built-in storage cupboard, a central heating radiator and six power points.

### En-Suite Shower Room

7'8 x 7'8 (2.34m x 2.34m)

With a quality suite which comprises of a shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror with a light above. Large storage cupboard. a velux window to the rear and a heated towel rail.

### Double Garage

17'4" x 16'1" (5.28 x 4.90)

A large double garage with an electric up and over door to the front, lighting and power connected.

### Gardens

Large garden at the front which has been laid to gravel for ease of maintenance. Driveway at the side of the property offering ample off road parking and giving access to the garage. Two lawn gardens at the rear on is an orchard with mature apple trees and a useful storage shed.

### General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band E.

EPC C (69)

### Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

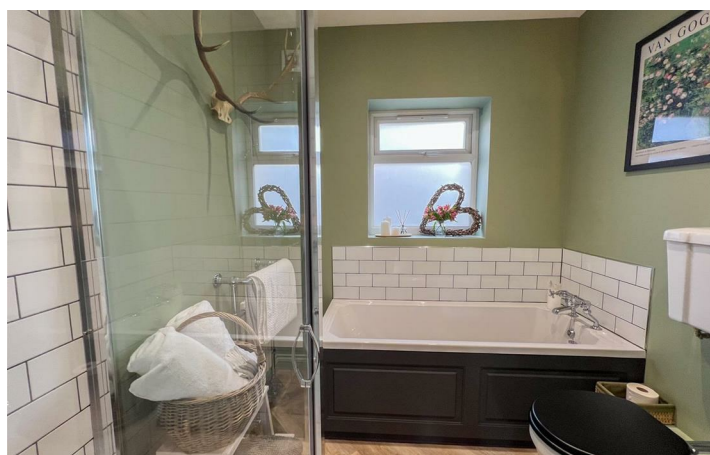
### FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

### VIEWING

Strictly by appointment with the selling agent.









GROUND FLOOR  
1319 sq.ft. (122.6 sq.m.) approx.

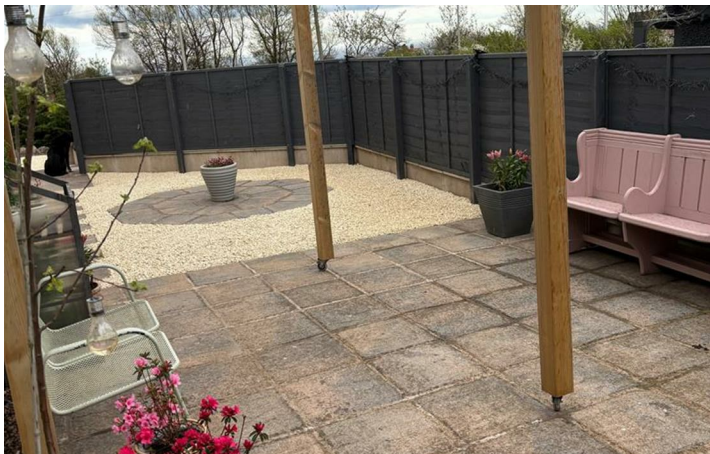


1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@aitchisons.co

Wooler Office  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@aitchisons.co



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