



The Crows Nest Upper Burnmouth, Burnmouth - TD14 5SL

Guide Price £395,000

PATON & CO
ESTATE AGENTS



The Crows Nest Upper Burnmouth

Burnmouth, Eyemouth

The Crows Nest is an attractive 4-bedroom family home designed in an upside-down configuration to make the most of the breath-taking sea view.

- Exceptional Sea Views
- Off Street Parking
- 4-Bedrooms
- Open Plan Living Space
- Beautifully Landscaped Garden
- Garage



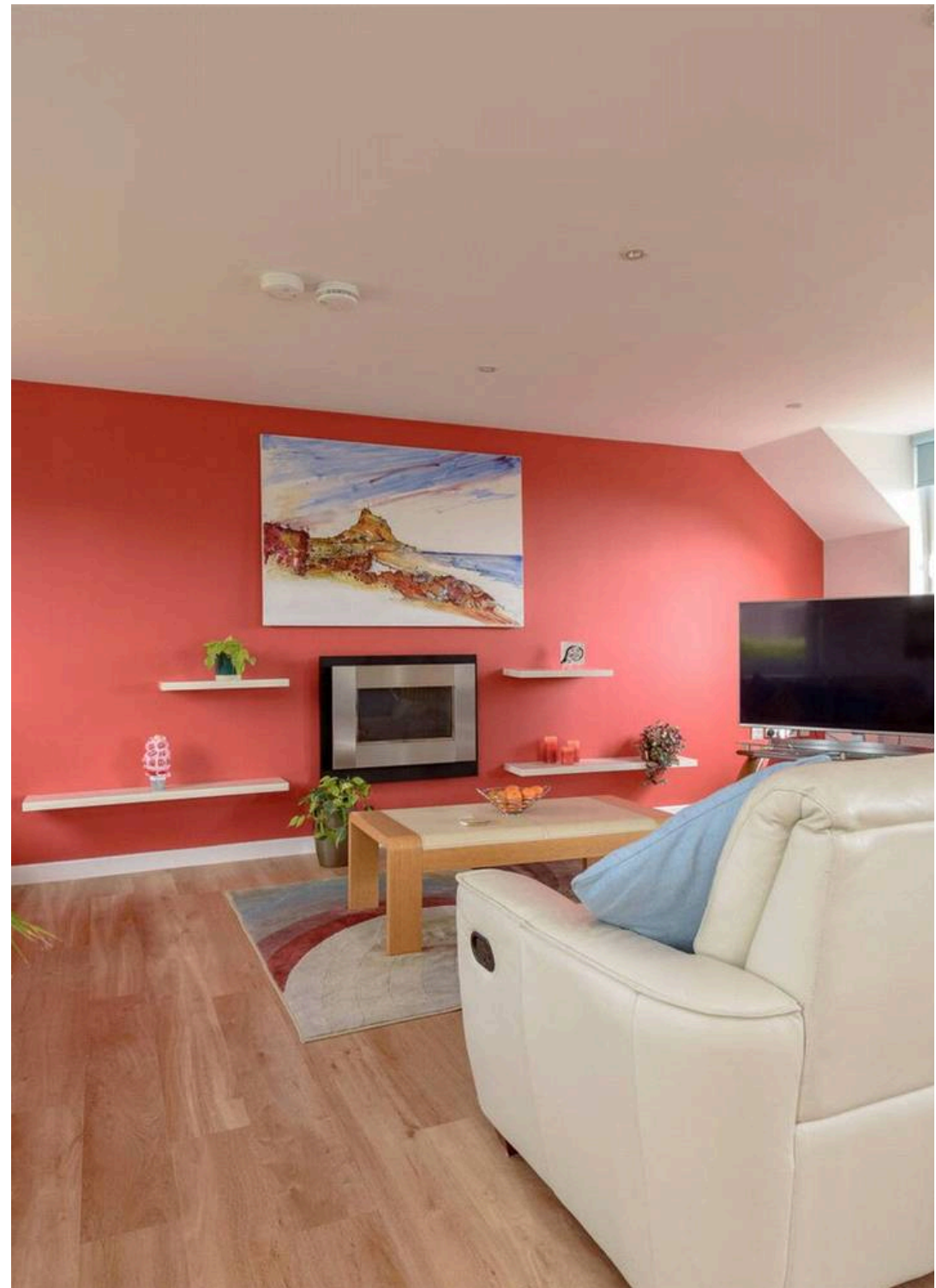
Property Description

The Crows Nest is a beautifully presented, upside-down, 4-bedroom home with breathtaking sea views. The property is situated in the coastal village of Upper Burnmouth with easy access to the A1 North and South as well as the nearby Berwick & Reston East coast mainline railway. The original part of the property dates back to 1840 and was extensively extended in 2008, resulting in the exceptional home we see today.

As you enter the property, you are welcomed into a bright and spacious entrance hall that sets the tone for the rest of the home. On this level, you'll find a generous principal bedroom complete with built-in cabinetry and an en-suite shower room. The ground floor also features two further double bedrooms, a fourth bedroom/study with French doors opening onto the beautifully landscaped garden, and a stylish family bathroom.

Ascending the staircase from the ground floor, you reach a split-level landing that opens into a spectacular open-plan first floor. Bathed in natural light from dual-aspect windows, this beautifully designed space takes full advantage of the breathtaking sea views. The layout seamlessly combines a stylish kitchen with sleek cabinetry and a breakfast bar peninsula, an inviting dining area, and a comfortable sitting room, creating the perfect setting for both everyday living and entertaining.

Externally, The Crows Nest offers a large garage and driveway to the front of the property, providing convenient off-street parking. To the rear, you'll find a beautifully landscaped Southwest-facing garden, perfect for enjoying the sun throughout the day. This thoughtfully designed outdoor space includes a water feature, generous gravelled area, mature herbaceous borders, a geo dome, and a practical garden shed.





Accommodation Comprises

Ground Floor - Principle Bedroom (En-suite), Bedroom 2, Bedroom 3, Bedroom 4/Study, Family Bathroom, Laundry Cupboard.

First Floor - Open Plan Dining/Kitchen/Living Space.

Outside - Garage, Driveway, Geo Dome, Shed, Water Feature, Lawn, Gravelled Area, Herbaceous Border.

General Remarks

Local Authority

Scottish Borders Council

Services

Mains Gas, Drainage, Electricity and Water.

High Speed Broadband Available

Fixtures and Fittings

All fitted carpets, curtain poles, light fittings and integrated appliances form part of the sale.

Listing and Conservation

The Crows Nest is not listed nor does it fall within a conservation.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Area Insights

Upper Burnmouth is a coastal village situated on top of the cliff above a working harbour which enjoys a fabulous and unique location on the east coast of the Scottish Borders in Berwickshire. The area is known locally for its abundance of natural beauty, wildlife and interesting geological formations, and forms part of the Burnmouth Coast SSSI. The Bay often sees dolphins and seals playing off the coast and when the tide is out there are many rock pooling and exploring opportunities along the shoreline.

The countryside surrounding Burnmouth is also particularly beautiful, with the historic and vibrant village of Coldingham only a few miles up the road, famous for its 15th century Priory. The general area around Burnmouth is well catered for with Eyemouth offering some excellent local conveniences including a Co-op, local shops, restaurants and pubs together with well-regarded local primary and secondary schooling.

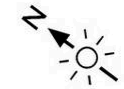
Further schooling is nearby with Belhaven Hill School in Dunbar and Longridge Towers School near Berwick, both very well thought of public schools in the area.

About 6 miles to the South is the historic market town of Berwick-upon-Tweed which is famous for its stunning architecture and is well serviced with local and national shops and five national supermarkets. Berwick also has a selection of leisure and sports clubs, banks, public houses, cafes, restaurants and The Maltings theatre and cinema which offers daily shows and movies.

There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London in circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access both north and south respectively.



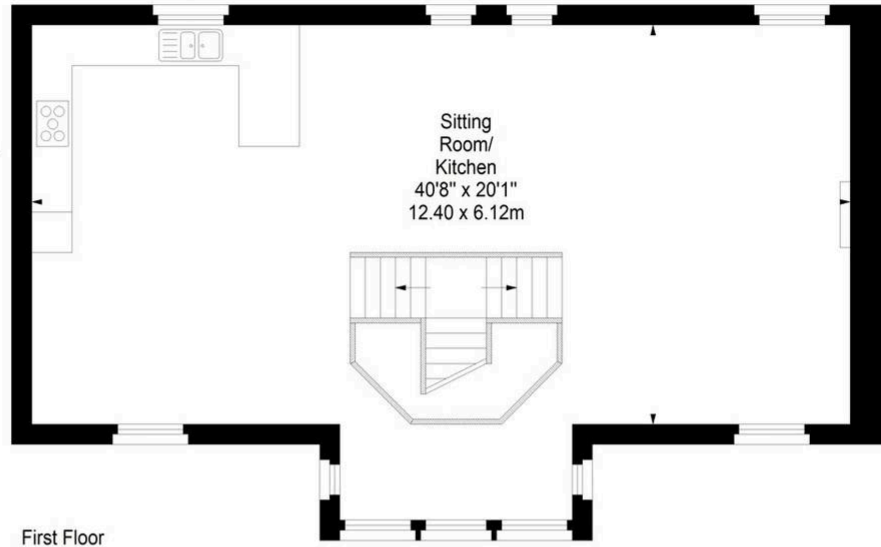
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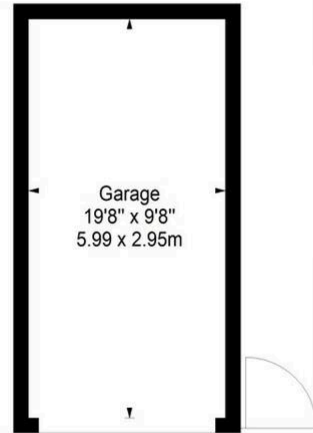
Approx. Gross Internal Area
1810 Sq Ft - 168.15 Sq M
Garage

Approx. Gross Internal Area
193 Sq Ft - 17.93 Sq M

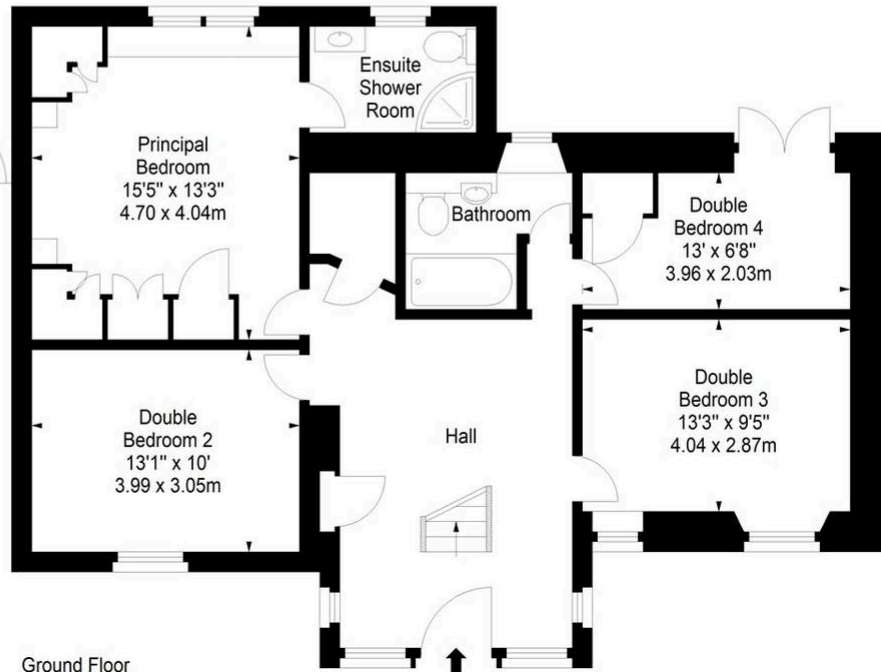
For identification only. Not to scale.
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First Floor



Ground Floor



Ground Floor



Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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