



8 Brierydean

Offers Over £265,000

St Abbs, TD14 5PQ



3 bed



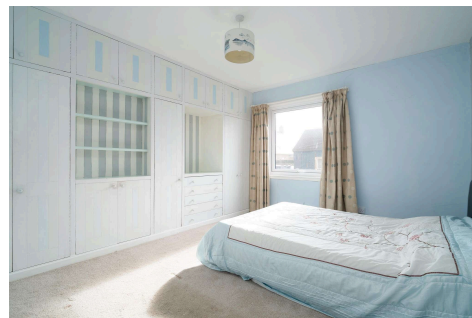
1 public



1 bath



A Well-positioned Three-bedroom Bungalow In A Sought-after Coastal Village, Available With No Onward Chain Offering Flexible Single-level Accommodation With Excellent Scope For Modernisation, Extension And The Potential To Create Off-street Parking.



Occupying a pleasant corner position within an established cul de sac, this property offers a very rare opportunity for those seeking a family home in this highly sought after coastal fishing village. The property offers space for growing families with room to the side for further extension as well as a large attic which some of the neighbouring properties have converted. Equally this property would be a well-considered purchase for those looking to retire to the coast or downsize; with accommodation arranged on one level, the bungalow offers low maintenance living within a peaceful and established neighbourhood.

The interior now offers an opportunity for a purchaser to add their own stamp with scope for cosmetic upgrading whilst the outside areas offer a blank canvass and a charming space with views towards the coast line around the village. A range of outhouses including a timber summerhouse offer a relaxing space to enjoy the surroundings or with some further development an ideal home office/studio space. Thanks to the corner position there is also potential to create private off street parking if desired.

The practical internal layout offers a dual aspect kitchen which connects directly to the gardens, whilst the sun filled lounge to the rear has a view towards the sea and an open coal fire. Positioned along the hallway are three double bedrooms, one of which boasts extensive storage to once wall, plus the shower room and small entrance vestibule.

LOCATION

St Abbs is a small fishing village set at the foot of St Abbs Nature Reserve and centred around the working harbour with the village having been the filming location of choice for several high profile screen productions and television dramas.

- Amenities: The village has three cafes and an art shop. In addition there is a Spar shop and other amenities in nearby Coldingham. Outdoor pursuits are plentiful in this area and include walking, bird watching, diving and fishing.
- Schooling: The local primary school is located in nearby Coldingham (1 miles) and the high school in Eyemouth (4 miles)
- Population: approx. 100
- Transport Connections: Around forty five miles south east of Edinburgh and within 4 miles of the A1 trunk road. Local East Coast Rail connections at Reston (4 miles) and Berwick Upon Tweed (13 miles) What3words ///unions.soon.amphibian

HIGHLIGHTS

- A highly sought after fishing village
- Corner plot position
- Lots of potential and possibilities
- Scope for easy cosmetic upgrades
- Opportunities to extend
- Excellent downsize or retirement home

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Three Bedrooms and Shower Room

SERVICES

Mains water, electricity and drainage. Oil central heating

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING

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 or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £265,000 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. 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 to follow hereon.