HASTIN&S LEGAL

Border View

Offers Over £265,000

8A Lamberton Holdings, Berwick-Upon-Tweed, TD15 1XB

PROPERTY & LEGAL

3 bed

1 public

2 bath

A Charming Detached Bungalow Enjoying Stunning Countryside And Sea Views, Wrap-around Gardens, A Detached Garage And Peaceful Rural Living Just Moments From The A1.

Border View occupies a peaceful countryside setting in Lamberton, while remaining conveniently positioned for access to Berwick and the surrounding Borders. The nearby A1 provides excellent transport links, making the property well placed for those looking to enjoy rural living without being too far from local amenities and commuter routes.

Enjoying captivating sea views to the front, this beautifully positioned property offers a wonderful combination of comfortable single-level living, several outdoor areas and a tranquil countryside setting.

The welcoming living room features a multi-fuel stove, creating a cosy and inviting focal point. The well-appointed kitchen/dining room enjoys lovely views across the surrounding countryside, with patio doors opening directly onto the garden and allowing an abundance of natural light into the room. A separate utility room and WC provide additional practicality.

There are three well-proportioned double bedrooms, two of which benefit from built-in storage. The bedrooms are complemented by a modern three-piece shower room, while additional storage is conveniently located within the hallway.

Externally, the property is surrounded by a wrap-around garden, providing a variety of spaces to relax, entertain and enjoy the peaceful surroundings. A private driveway offers ample off-road parking and leads to the detached garage, providing valuable additional storage and convenience.

LOCATION

Lamberton Holdings is a small hamlet, located just a few miles north of Berwick. The elevated setting affords a wonderful sea view and offers easy links to the A1. Berwick Upon Tweed offers a comprehensive range of amenities and facilities including an east coast rail-line connection. The local school catchment is Eyemouth, offering both primary and secondary, whilst private schooling is also available at nearby Longridge Towers.

HIGHLIGHTS

- Single level living
- Tranquil countryside setting
- Wrap around garden
- Detached garage and driveway
- Beautiful open countryside views
- Opportunities for cosmetic upgrades

ACCOMMODATION SUMMARY

Sitting Room, Dining Kitchen, Utility Room, W/C, Three Double Bedrooms and Shower Room

SERVICES

Mains water and electricity. Private drainage. Electric heating. Double glazing

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & 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.