

1 Cowdrait

Lower Burnmouth, Near Eyemouth, TD14 5SW

Offers Over £220,000

PROPERTY & LEGAL









An exceptional coastal dwelling with direct seascape views, well appointed nautical themed interiors and a charming rear garden

PROPERTY & LEGAL



Set in an exceptional coastal location, 1 Cowdrait sits within the charming fishing hamlet of Lower Burnmouth, with its working harbour and breathtaking sea views.

Rich in marine wildlife, the surrounding coastline offers year-round appeal. The property's nautical-inspired interiors complement its setting, while well-appointed accommodation benefits from recent upgrades, including redecoration and newly installed electric heating.

The sheltered rear garden is a real surprise, cleverly landscaped into different zones including an elevated dining terrace with the dramatic cliff line providing a unique backdrop.

Large windows in the lounge and principal bedroom make the most of the sea views, while the kitchen and second bedroom overlook the sheltered rear garden.

Whether as a permanent coastal home or a weekend retreat, 1 Cowdrait has much to offer. Excellent transport links also provide easy access from Edinburgh, Newcastle and further south.

LOCATION

Burnmouth is the first settlement north of the Border on the rugged east coast with its steep cliffs, craggy cove and quaint little fishing harbour. The seaside resort of Eyemouth, three miles north, with its natural harbour and sandy beach provides a variety of shopping and educational facilities with the historic town of Berwick-upon-Tweed six miles south, providing a wider range of facilities. Edinburgh is within easy commuting distance with the A1 nearby and East Coast rail connections only a few miles distant at both Berwick upon Tweed and Reston enabling easy access to Edinburgh or Newcastle in less than one hour.

What3words ///buyers.confused.vibrating

HIGHLIGHTS

- Exceptional coastal setting
- Direct sea views
- Landscaped private gardens with dining terrace
- Upgraded nautical themed interiors
- Easily accessible location

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom.

SERVICES

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

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating F

ADDITIONAL INFORMATION

Some images used within the online advert are client supplied images

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.

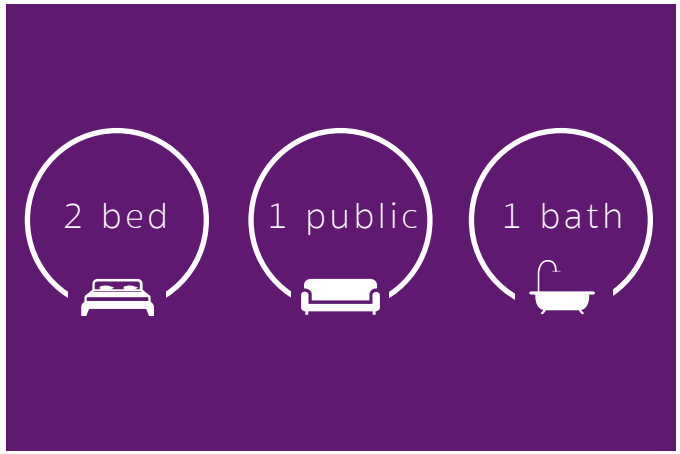
MARKETING POLICY

Offers over £220,000 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.







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