

LEGAL
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Cliff Cottage

Creel Road, St Abbs, TD14 5PN





Centrally positioned within the popular and highly desirable coastal village of St Abbs, Cliff Cottage is a characterful property which dates from around 1875. Edinburgh is less than an hour by road and the main East Coast Rail Line at nearby Berwick Upon Tweed makes this part of the East coast easily accessible from both the North and the South. With this area popular amongst those seeking weekend coastal retreats, the beauty of Cliff Cottage is that although well suited as a second home, it offers plenty of space both externally and internally to suit those looking for a permanent residence also. Having operated for many years as a successful holiday let, there are now aspects of the property that would benefit from modernisation, this combined with the opportunity to retain many of the original features make Cliff Cottage an exciting prospect.



LOCATION

St Abbs is a small, picturesque fishing village situated at the foot of the St Abbs Head Nature Reserve. Centred around the Harbour with views out to sea, the properties within the village date from around the early eighteen hundreds with amenities in the village including a local village shop, post office and café. Outdoor pursuits are plentiful in this area and include walking, bird watching, diving and fishing.

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Dining Room, Breakfasting Kitchen, Porch, Shower Room, Four Bedrooms and Bathroom. Gardens and Garage.

GROUND FLOOR ACCOMMODATION

An entrance porch with decorative stained glass internal door gives way to the entrance hall featuring the staircase to the upper floor. To the front of the hallway a large walk in store room currently provides useful storage but could be alternatively utilised as a private study area if preferred. Both public rooms extend from the front to the rear of the cottage, thus benefiting from dual aspect windows. The well proportioned lounge features an imposing decorative fireplace. To the far side of the hall, the dining room, again generous in proportioned benefits from a cast iron log burning stove which is set into a brick fireplace. Conveniently located off the dining room is the breakfasting kitchen which provides space for a small table and chairs, ideal for everyday dining and is fitted with a range of modern units with space for slot in appliances. A further useful porch extends

off the kitchen to the rear whilst a small inner hallway extends towards the entrance door off the street with useful shower room off the hall.

UPPER ACCOMMODATION

The carpeted staircase leads to a half landing with further stairs then extending both to a front and rear landing. The spindles banisters make for a lovely feature whilst the window on the front landing ensures plenty of natural light. Both bedrooms off the front landing are pleasant double rooms with one of the rooms enjoying a dramatic outlook directly over St Abbs Harbour. The remaining two bedrooms which are located to the rear overlook the gardens and both feature original fireplaces. One benefits from a built in cupboard and also has access to the remaining attic space which is currently used as storage but provides obvious scope for further extension if desired (subject to permissions). The bathroom is centrally positioned and fitted with a coloured three piece suite with deep sill window to the rear.

EXTERNAL

A lovely sheltered area of garden lies to the rear, partially walled and enjoying excellent privacy. The garden is a lovely peaceful haven which enjoys sun well into the evening with the sound of the crashing waves audible in the distance.

GARAGE

A detached garage lies to the foot of the garden.

SERVICES

Mains services. Oil fired central heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating F

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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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