



## Parkview

High Street, Ayton, TD14 5QP



A charming 3 bedroom detached house nestled in the heart of Ayton, with courtyard area and cottage style garden.

Hallway, Lounge, Kitchen with Dining Area, Ground Floor Double Bedroom, Bathroom, Landing, Further Double Bedroom, Single Bedroom & WC. Courtyard Area and Enclosed Cottage Garden.



Parkview is a charming one and half storey property set in the heart of Ayton, quietly nestled in a corner position, through an archway vannel on the High Street. Set over two floors, the nicely proportioned and flexible accommodation has been a successful rental investment for several years and now could benefit from some general modernisation, giving purchasers the opportunity to make it 'their own'. Built in the late 1990's, the property benefits from double glazing, while electric storage heaters provide the central heating. Outside, there is beautiful cottage garden to the side while the gravelled courtyard area to the front of the property provides a sheltered space to sit and enjoy the outdoors. Equally suited for first-time buyers, retirees or even a family with young children attending the nearby primary school, Parkview is sure to appeal to a wide range of purchasers looking for a property in a quiet, yet central location, within easy reach of local amenities.

## LOCATION

Ayton is a small traditional Borders village which benefits from a good selection of local amenities, while the local primary school has a very good reputation, as does Eyemouth High School which is only a couple of miles away. The beautiful Baronial red sandstone Ayton Castle sits proudly in its well-tended grounds and is open to the public during the summer months, while the local pub and bowling club are perfect for socialising with the local community. The village has excellent access to the A1 which allows easy commuting to Edinburgh to the north and Newcastle to the south, while direct bus routes to Eyemouth, Duns and Berwick-upon-Tweed, with its mainline railway station, provide great public transportation links.

## ACCOMMODATION

The front door opens to the hallway, with the doors leading to the ground floor accommodation on either side of the timber staircase. An opaque, full height window to the side provides good natural light, which helps makes the space warm and inviting. The lounge is bright, with a window to the front and sliding patio doors, which open to the courtyard. The kitchen is a great size, with an 'L' shaped configuration of wall and floor units, together with ample space for a dining table and chairs. The provision of a ground floor bedroom, which has great storage space, together with the main bathroom, gives the flexibility for people who may struggle to use the stairs. While the first floor hosts a bright and spacious double bedroom, single bedroom and WC.

## EXTERNAL

The property is set behind a wooden fence, with a gravel courtyard area and pathway leading to the front entrance. The enclosed cottage style garden is set to the side of the property, with a lawn surrounded with mature flower beds on three sides. Between the house and garden is a

generous timber storage shed with double doors opening to a covered space to provide secure storage for garden tools, bikes, etc.

## KEY FEATURES

- Peaceful Setting with Cottage Style Garden
- Ground Floor Bedroom with 2 Further First Floor Bedrooms
- Village location with local amenities within easy reach
- Scope to Update & Modernise Decor

## MEASUREMENTS

Hallway	3.64m x 2.30m
Lounge	4.25m x 3.79m
Kitchen	4.21m x 4.26m
Bedroom One	4.27m x 2.78m
Bathroom	1.99m x 2.89m
Bedroom Two	4.32m x 4.15m
Bedroom Three	2.52m x 2.02m
WC	2.43m x 1.26m

## SERVICES

The property is serviced with mains electricity, water and drainage.

## 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.