



8 Peelwalls Meadows

Ayton, TD14 5RX

4 bed

1 public

3 bath



Perfect For Families Looking For A Modern And Efficient Property Set In A Semi-rural, Village Location But With Great Transportation Links.

Hallway, Lounge, Conservatory, Kitchen, Utility Room, Cloak Room, Landing, Master Bedroom With En-suite Shower Room, Three Further Bedrooms And Bathroom



Set within a row of six attractive, terraced townhouse properties, as part of a recently completed development, 8 Peelwalls Meadows is bright and inviting, with spacious accommodation decorated with neutral tones. With modern electric heating and roof-mounted solar panels, the property is efficient and comfortable with lower running costs, while quality timber internal doors and hardware, shaker styled kitchen, sizable lounge and four bedrooms boosts its appeal. As does the conservatory, which adds an extra space to relax and enjoy the back garden. Located on the outskirts of Ayton, but within easy walking distance of the village's shop, schools and 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.

KEY FEATURES

- Four Bedroom Property in Exceptional Walk-in Condition
- Well Appointed Accommodation, Decorated in Neutral Tones
- Modern Residential Development on outskirts of Ayton
- Conservatory to Enjoy Enclosed Back Garden
- Private Allocated Parking
- Perfectly Suited for Families

ACCOMMODATION

The front door opens to a welcoming hallway, with access to the kitchen, lounge and cloak room, together with cupboard and stairs leading up to the first floor accommodation. The sitting room is bright, with a window looking out to the back garden together with glass panelled double doors that open to the conservatory. The kitchen is light with an 'L' shaped configuration of floor and wall units, with space to the side for a small dining table, while the utility room provides additional storage and space for a washing machine. The cloak room utilities space under the stairs, and the current owners have installed a shower tray to conveniently wash their dog after long woodland walks. If the new owners wished, the shower tray would be removed prior to the sale. The first-floor landing is pleasantly larger than expected, with an airing cupboard and loft hatch. The master bedroom has an en-suite shower room, while two further double bedrooms and decent sized single bedroom provide great space for growing families.

EXTERNAL

The outside space includes a beautifully presented front garden, with flower beds on either side of a pathway that leads from the roadside to the front door. There is also a modest size patio under the kitchen window which is large enough for a bench to sit and enjoy the space. The back garden is enclosed by a high wooden fence, with a timber gate that opens to the parking area to the rear of the property. Accessed from the conservatory, the back garden offers a tranquil space, with a central lawn area and patio area surrounded by shrubs and maturing plants. A path to the said of the patio leads to a timber built shed at the end of the garden. The property also benefits from two allocated parking spaces at the rear of the property, accessed through the communal archway, with an additional strip of garden ground to the rear side of the parking.

MEASUREMENTS

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| Hallway | 5.26m x 2.21m |
| Lounge | 5.26m x 3.15m |
| Conservatory | 2.23m x 2.35m |
| Kitchen | 3.42m x 2.93m |
| Utility Room | 2.38m x 1.72m |
| Cloakroom | 2.12m x 1.08m |
| Master Bedroom | 4.74m x 3.06m |
| En-suite Shower Room | 3.51m x 1.21m |
| Bedroom Two | 5.31m x 2.70m |
| Bedroom Three | 3.81m x 3.10m |
| Bedroom Four | 2.66m x 2.35m |
| Bathroom | 3.08m x 1.78m |

COUNCIL TAX & ENERGY EFFICIENCY

Band D & Band C

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01750 724 160 - 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