

LEGAL
HASTIN & S



Lyndale

East Flemington, Burnmouth TD14 5UL





Built in the 1930's, 'Lyndale' has served as a happy home for two generations of the same family since, and now presents the perfect opportunity for those seeking the same; an excellent prospect as a long term family home in a coastal village location. Due to the nature of the property, the accommodation is of generous proportions and has clearly been lovingly looked after and well maintained; the layout of the interior works very well but also now offers some scope for basic reconfiguration to adapt the accommodation to fit with modern family living.



This fishing village and coastal location is perfect for those looking for a combination of coast and country; the property has sea views to the front and an open aspect over farmland at the rear; indeed the harbour is within walking distance of Lyndale. In addition there are excellent road connections to Edinburgh via the A1 making this area a popular choice for those looking to escape the hustle and bustle of city life but remaining well connected and within daily commuting distance. The main East Coast rail line is also within easy reach at Berwick Upon Tweed and provides regular connections to the 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 recently upgraded A1 nearby and the main railway station at Berwick upon Tweed enabling easy access to Edinburgh or Newcastle in less than one hour.

ACCOMMODATION SUMMARY

Entrance Vestibule, Large Hall, Lounge, Dining Room, Kitchen, Two Ground Floor Double Bedrooms, Bathroom and Two Further Double Bedrooms on the upper Floor, both with access to extensive attic space.

KEY FEATURES

- Easily Commutable to Edinburgh
- Coastal Village with Harbour
- Detached Property with Spacious Accommodation
- Scope for Extension and Reconfiguration if required
- Sea Views
- Ideal Family Home
- Well Maintained and Looked After
- Detached Double Garage With Remote Door

GROUND FLOOR ACCOMMODATION

The front vestibule is a useful space and opens immediately into a surprisingly large entrance/reception hall with the carpeted stairs to the rear extending to the upper floor. The hall features solid oak flooring

which is both stylish and practical and is continued throughout the ground floor. To the front of the property, both public rooms are of equally good proportions and both boast excellent natural light thanks to the bay windows with stained glass and lead detailing. The lounge features an open coal fire whilst the dining room also has a feature fireplace housing a gas coal effect fire. The kitchen is fitted with a good range of modern white wall and base units with ample worktops and tiled splash backs and benefits from integrated hob/oven, fridge freezer and washing machine. A door from the kitchen allows access from the side drive. Both bedrooms on the ground floor are particularly spacious double rooms each with rear facing windows over the gardens and one with good built in storage. Conveniently located between both bedrooms is the bathroom which has fully tiled walls and fitted with a three piece suite with shower over the bath.

UPPER ACCOMMODATION

The upper landing boasts good built in storage and gives access to bedrooms three and four. Bedroom three is a bright, spacious room with large dormer window and views to the sea. From this room there is access to a large floored attic area which has previously been used as storage but offers obvious scope for the creation of an en-suite (subject to permissions). Bedroom four overlooks the gardens and open countryside to the rear; again of generous proportions this room also has access to two large areas of floored attic, again providing opportunities for further extension.

MEASUREMENTS

Lounge	4.62m x 4.37m
Dining Room	4.62m x 4.37m
Kitchen	2.44m x 4.34m
Bedroom One	3.40m x 4.42m
Bedroom Two	4.06m x 3.48m
Bathroom	2.44m x 2.41m
Bedroom Three	4.32m x 3.66m
Bedroom Four	3.91m x 3.68m
Double Garage	5.28m x 4.90m

EXTERNAL

There are neat areas of walled garden to the front of the property with a further area of neatly planted garden to the side. To the rear; the gardens have been designed for relative ease of maintenance and comprise two

terraced patio areas, ideal for summer dining and enjoying the evening sun. beyond the patios there is a lawned area with greenhouse and space too for a vegetable plot if desired. The area to the side and behind the garage has also been laid to lawn and currently provides a small orchard with a handful of apple trees.

GARAGE AND PARKING

To the side of the property there is a detached double garage with remote controlled vehicular door to the front. The garage has the benefit of light and power and the double drive to the front offers space for several vehicles.. To the far side of Lyndale there is a secondary drive which provides valuable additional parking space and could even be used to house a motorhome/caravan if required. To the rear of this drive is the original garage which is now ideally used as secure garden storage/coal house.

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating E

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.





Location Shot of Burnmouth

Property Shops 01573 225999 • Kelso • Selkirk • Duns • Eyemouth
Hastings Legal Services 01573 226999