



4 The Crofts
Eyemouth, TD14 5QT

£695 Per Month



Nestled within the peaceful residential enclave of Ayton, 4 The Crofts is a beautifully spacious three bedroom family home. Perfectly situated for easy access to local schools, healthcare, and everyday amenities, this delightful property offers the ideal blend of comfort, convenience, and community.

Entrance Hall, Lounge, Kitchen, Bathroom, Two Double Bedrooms, 1 Single Bedroom / Home Office.

163011/355/24160

EPC - E

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Situated in a quiet, highly sought-after residential area of Ayton, The Crofts is an end terraced 3 bedroom home boasting extensive gardens to the front, side, and rear, along with private driveway parking. Conveniently located, it offers easy access to local schools, shops, and leisure facilities – the perfect family friendly home.

LOCATION

Ayton is a charming and traditional Borders village, offering a welcoming community and a well-rounded selection of local amenities. Families are particularly well catered for, with the village primary school enjoying an excellent reputation and the highly regarded Eyemouth High School just a short distance away. Adding to the village's character, the striking red sandstone Ayton Castle stands proudly in its immaculate grounds, open to visitors during the summer months. For those who enjoy community life, the local pub and bowling club provide ideal settings for socialising and relaxation. Perfectly placed for modern living, Ayton boasts excellent access to the A1 and is only a few miles from Reston train station, offering convenient commuting to both Edinburgh and Newcastle. Direct bus routes also connect the village to Eyemouth, Duns, and Berwick-upon-Tweed, with its mainline railway station, ensuring superb public transport links throughout the region.

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Bathroom, Two Double Bedrooms, 1 Single Bedroom / Home Office.

ACCOMMODATION

Stepping through the front door, you are greeted by a bright, freshly carpeted entrance hallway, setting the tone for the stylish and welcoming interior. The hallway provides direct access to the main rooms on the ground floor. To the rear, a spacious lounge overlooks the garden, with large double-glazed windows that flood the room with natural light. The layout offers plenty of flexibility for a variety of furniture arrangements, while the charming gas fire with its original brick surround adds warmth and character. Adjoining the lounge is a versatile single bedroom – ideal as a guest room, nursery, or home office – enjoying views across the front garden and an airy, light-filled aspect. The kitchen sits at the rear of the home, offering excellent storage and a generous pantry cupboard. From here, you have direct access to the garden, making it perfect for both everyday living and entertaining.

Up the turned staircase, two spacious double bedrooms await, each newly carpeted, with built-in storage and attractive views over the gardens. The first floor is completed by a modern family bathroom, recently refreshed with a contemporary finish and fitted with an electric shower over bath, hand basin, and WC.

Outside, the property boasts front and rear gardens, providing plenty of outdoor space to enjoy.

EXTERNAL

The gardens extend around the property to the front, side, and rear, offering generous outdoor space that is largely laid to lawn. Enclosed by secure fencing, the grounds provide excellent privacy and a safe environment for family living or relaxation. Two timber sheds are positioned to the side, ideal for storing gardening tools or outdoor furniture. To the front, the property benefits from its own private driveway with parking space for up to two vehicles.

COUNCIL TAX

Band B

ENERGY PERFORMANCE RATING

Rating E

LANDLORD REGISTRATION NUMBER

163011/355/24160

SERVICES

Mains Gas, Water, Electricity & Drainage

ADDITIONAL INFORMATION

Rent £695 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through Homelet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

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