



Shoreline Cottage Offers Over £295,000

Partanhall, Lower Burnmouth, TD14 5SR



2 bed



1 public



1 bath



With Uninterrupted Sea Views, This Former Fisherman's Cottage Is A Characterful Coastal Home

Sitting Room, Dining Kitchen, Utility Room, Two Double Bedrooms And Shower Room



Boasting an enviable position on the seafront, Shoreline Cottage enjoys uninterrupted, far-reaching coastal views encompassing the bay, working harbour and dramatic surrounding coastline.

Formerly a fisherman's cottage, this charming period home combines an abundance of character with a truly exceptional coastal setting. Offering the best of seaside living, Shoreline Cottage is equally suited as a permanent home or a tranquil weekend retreat.

Generously proportioned throughout, the principal rooms are enhanced by large windows that frame the seascape perfectly, creating a wonderful connection between the cottage and its surroundings. In recent months, the property has been thoughtfully upgraded with the installation of solar panels and a battery storage system, bringing modern sustainability to this characterful period home.

The lower level boasts many period features and is centred around a generous sitting room, complete with exposed ceiling beams and a log-burning stove. From here, the sizeable dining kitchen extends with an attractive exposed stone wall, while a useful utility room and store are positioned to the rear.

The upper landing is flooded with natural light from a large skylight, with views towards the surrounding cliffs. Two generous double bedrooms extend from either end of the landing, with the principal bedroom featuring a vaulted-style ceiling and further exposed stone detailing. Both bedrooms are served by a well-appointed shower room.

To the rear, a low-maintenance seating area provides a particularly private and sheltered space for outdoor dining. Framed by the dramatic surrounding cliffs, it is a peaceful spot from which to enjoy the unique coastal setting.

Shoreline Cottage is a rare opportunity to acquire a characterful coastal home in an enviable seafront position, combining period charm, modern upgrades and memorable views.

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 A1 nearby and East Coast rail connections only a few miles distant at both Berwick upon Tweed and Reston enabling easy access to Edinburgh or Newcastle in less than one hour. What3words ///shirts.outwards.another

HIGHLIGHTS

- Breathtaking coastal setting
- Uninterrupted sea views
- Charming and characterful interiors
- Ideal main residence or weekend home
- Sheltered patio garden

ACCOMMODATION SUMMARY

Sitting Room, Dining Kitchen, Utility Room, Two Double Bedrooms and Shower Room

SERVICES

Mains water, electricity and drainage. Electric heating. Double glazing

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £295,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. 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.