



## Dairy Cottage

Ayton, TD14 5QX

Offers Over £180,000



2 bed



1 public



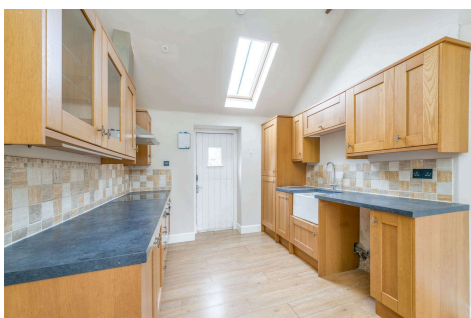
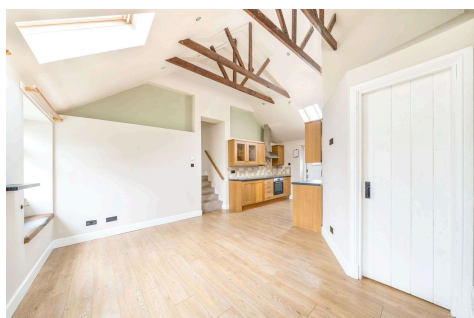
1 bath



A Charming Period Cottage Set Peacefully On  
A Quiet Leafy Lane With Well Stocked Walled  
Garden And Private Driveway  
Entrance Lobby/Utility,

Open Plan Lounge And Kitchen, Two Double  
Bedrooms And Shower Room





Set on Tower Road, a quiet leafy lane leading off the High Street, Dairy Cottage is a characterful period home, easily recognisable with its whitewashed walls and red pantile roof.

Set within a charming partially walled garden, Dairy Cottage enjoys lots of privacy with the added benefit of a private gated driveway providing multi car parking.

The interiors have been well planned with a lovely mix of old and new, great use of space and a split internal layout ensuring plenty of character.

The open plan living spaces are flooded with natural light thanks to the large windows and vaulted style ceilings, complete with original beams. The lounge area flows seamlessly to the kitchen which connects directly to the walled rear garden via a stable door.

A few steps lead up to the bedroom accommodation, both spacious double rooms with high ceilings and windows overlooking the gardens, whilst the shower room is well appointed and fitted in contemporary style. Further functionality is added by the entrance lobby which doubles up as a utility space with plumbing for washing machine etc.

Externally the cottage style gardens are well stocked and neatly maintained. The area to the rear being particularly sheltered and private, ideal for summer BBQ's or entertaining friends.

The low maintenance nature of Dairy Cottage is likely to appeal to those seeking a main residence within the village, as well as those in search of a charming weekend or holiday home.

## LOCATION

Ayton: A small, established village close to the east coast, instantly recognisable thanks to its impressive Baronial red sandstone castle.

- Amenities: Within the village is a well-equipped village shop with a full range of every day amenities available in nearby Eyemouth (2 miles)
- Schooling: The village has a primary school and is within the catchment for Eyemouth High School.
- Population: A population of approximately 600
- Transport Connections: Lying approximately fifty miles south east of Edinburgh, Ayton lies just off the A1 trunk road which gives excellent road connections to the north and south. Local East Coast rail connections are available at nearby Reston (3 miles) and Berwick Upon Tweed (8 miles)

## HIGHLIGHTS

- Characterful semi detached cottage
- Cottage style walled gardens
- Gated private drive
- Vaulted ceilings
- Under floor heating
- Stable door to the garden

## ACCOMMODATION SUMMARY

Entrance Lobby/Utility, Open plan Lounge and Kitchen, Two Double Bedrooms and Shower Room.

## SERVICES

Mains services. Double glazing. Main gas under floor heating.

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating C

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays

## MARKETING POLICY

Offers over £180,000 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](mailto: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.