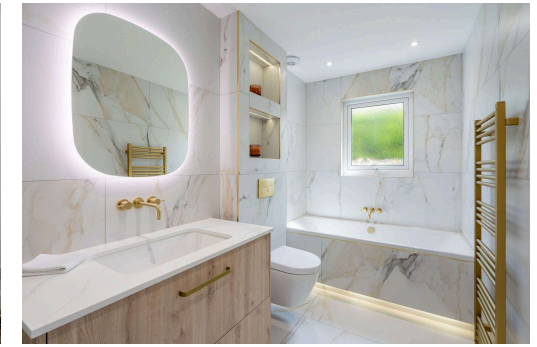




Fairview, West Flemington

In The Region Of £420,000

Near Eyemouth, TD14 5SQ



An exceptional high specification home boasting a number of well considered eco upgrades making this an incredibly energy efficient, low maintenance property, set in a sought after coastal position with excellent local commuter and transport links



Enjoying an elevated position just a few miles from Eyemouth and within walking distance of Ayton Village including Ayton Castle and grounds, Fairview, as the name suggest boasts a superb open outlook towards the coastline in the distance with sea views.

This detached home has been meticulously upgraded and modernised throughout to create what is now a high specification home offering a luxurious level of finish, clean crisp décor and fabulous attention to detail.

There are many highlights to this home but a stand out feature must be the impressive dining kitchen; beautifully planned and impeccably presented with top of the range cabinetry including a central dining island, Quartz worktops and complimentary porcelain floor tiles. Well considered lighting within this room completes the tasteful and contemporary theme. An adjoining utility room and boot room adds further practicality whilst the sizeable lounge to the front captures the best of the views and provides a lovely restful space from which to enjoy the peaceful setting.

Three light filled double bedrooms lies nicely along the hallway with the master room benefitting from a stylish en-suite shower room, whilst the family bathroom has also been finished to an exacting standard that matches the rest of the property; fully tiled with vanity storage and gold detailing within the fixtures and finishings.

The current owners have added a most successful garden studio/home office; excellently equipped and with glazed sliding doors to the front so capturing the super outlooks. For those working from home, this is an enviable space, but could be equally well suited to a studio, or simply a peaceful garden retreat.

For buyers in search of an energy efficiency home with minimal running costs, the energy credentials of Fairview are truly impressive. Twenty solar panels have been installed to the rear roof elevation, some of which still have 11 years remaining on the FIT, and generate on average £2500 per annum. In addition, the windows are triple glazed, there is a positive input ventilation system, and the current

owners have installed a Tesla Power Wall with a 13.7kw capacity as well as an electric car charging point - all combined the current owners electricity outgoings are largely generated by the solar panels, whilst their electric car charging costs as little as 7p per KW.

LOCATION

Eyemouth is a thriving coastal town with a rich maritime history. Focussed around the working harbour, beach and promenade, the local scenery is impressive with a wealth of coastal activities to enjoy in the area:

- Amenities: The town boasts a super range of every day facilities including a co-op, health centre, pharmacy, 18-hole golf course, swimming pool and sports centre plus a fantastic range of independent shops and eateries not to mention Gunsgreen House – a museum dedicated to the towns historic smuggling trade.
- Schooling: There is both a primary school and secondary school within the town as well as Early Years settings.
- Population: Approximately 3700
- Transport Connections: Lying approximately fifty miles from Edinburgh, and just two miles off the A1 which affords easy connections to the North & South. Local East Coast Rail connections are available at Reston (6 miles) and Berwick Upon Tweed (8 miles) What3words.com/trains.lyrics.tigers

HIGHLIGHTS

- High specification interiors
- Numerous energy efficiency features
- Low maintenance and easy to run
- Luxurious level of finish
- Garden Studio addition
- Far reaching sea views
- Excellent local transport links

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Boot Room, Three Double Bedrooms (Master with En-Suite Shower Room) and Family Bathroom. Integral Garage. Multi Car Parking, Sunny Low Maintenance Grounds Including Wildlife Area

SERVICES

Mains water and electricity. Triple glazed windows. Private drainage. Oil heating

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

ADDITIONAL INFORMATION

All items of furniture are available to purchase by separate negotiation. The property is available with no onward chain.

VIEWING & HOME REPORT

The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. To request further information and book a viewing please call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers In The Region Of £420,000 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.

