



3 Hazel Court, Old Town

Offers Over £215,000

Ayton, TD14 5RU



An Immaculate, Energy Efficient Three Bedroom Contemporary Home With Suntrap Patio Garden, Residents Parking And Solar Panels

Entrance Hall, Lounge, Breakfasting Kitchen, Shower Room, Three Double Bedrooms And Two Bathrooms



Lying in the heart of Ayton, a traditional and highly popular Berwickshire village, 3 Hazel Court is a particularly smart and immaculately well-presented townhouse which provides three storey accommodation. Completed approximately ten years ago, the modern design of the property is well considered and offers easy, low maintenance living with modest running costs, solar panels and an excellent energy efficiency rating.

The nature of the property and location make it an ideal prospect for those seeking a main residence but it also offers obvious potential as a weekend bolthole or perhaps rental investment.

Externally the sun trap patio is perfect for those seeking some outside space without maintenance; fully enclosed and private, it's the ideal spot for patio furniture, pot plants etc. The property further benefits from private residents parking to the front.

Ayton lies close to Berwickshire's beautiful east coast with easy access to local beaches and seaside attractions, that combined with good connections to Edinburgh and Newcastle make this a winning combination.

The light filled interiors have been well planned with a cosy lounge, particularly impressive breakfasting kitchen finished with stylish navy cabinetry and a very well appointed, upgraded shower room, occupying the ground floor.

Extending across the first floor are two large double bedrooms each served by a smartly finished family bathroom

The third floor offers great flexibility with a spacious attic room ideal as a third bedroom, home office or hobby room, conveniently served by an adjoining bathroom.

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) What3words.com/enhancement.coach.tarnished

HIGHLIGHTS

- Fabulous low modern living
- Solar panels and excellent EPC rating
- Sunny patio garden
- Contemporary high specification interiors
- Ideal main residence or second home

ACCOMMODATION SUMMARY

Ground Floor - Entrance Hall, Lounge, Breakfasting Kitchen, Shower Room

First Floor – Two Double Bedrooms and Bathroom

Second Floor – Double Bedroom and Bathroom

SERVICES

Mains services. Gas Central Heating. Double Glazing. Solar Panels

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating B

TENURE

Freehold

VIEWING

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 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £215,000 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.