



32 Lawfield

Offers Over £255,000

Coldingham, TD14 5PB



A Rare Opportunity To Purchase A Desirable Detached Bungalow In This Highly Sought After Coastal Village

Entrance Hall, Lounge, Kitchen, Two Double Bedrooms And Shower Room. Detached Garage



Detached bungalows in Coldingham rarely come to the market, making 32 Lawfield a fabulous opportunity for those looking to downsize, retire, or simply those seeking a highly sought after single-storey home within this increasingly popular coastal village.

Just a short distance from the award-winning Coldingham Bay, the property offers an enviable coastal lifestyle, combining the convenience of village living with easy access to one of the area's most popular beaches.

Enjoying a peaceful position within an established cul-de-sac, the bungalow has been carefully maintained and provides comfortable, well-proportioned accommodation throughout. The two-bedroom layout is perfectly suited to those seeking manageable, easy-to-maintain living, whilst also presenting scope for a purchaser to personalise and modernise to their own taste.

The bright and welcoming interiors are complemented by a high degree of privacy to the rear, where the enclosed garden, complete with summerhouse, provides a lovely relaxing environment. The detached single garage with private drive add further practicality.

For those wishing to create additional living space, the private plot also offers potential for extension, subject to the necessary consents.

LOCATION

Coldingham; An established conservation village nestled onto Berwickhires East coast with local attractions including Coldingham Priory and the award winning Coldingham Bay

- Amenities: A local shop, community hall, village pub and holiday park.
 - Schooling: There is a primary school within the village and is within the catchment area for Eyemouth High School (3 miles)
 - Population: Approximately 500
 - Transport Connections: Around forty five miles south east of Edinburgh and within 3 miles of the A1 trunk road. Local East Coast Rail connections at Reston (3 miles) and Berwick Upon Tweed (12 miles)
- What3words ///detective.remotes.mascot

HIGHLIGHTS

- Highly sought after coastal setting
- Desirable detached bungalow
- Quiet cul de sac
- Private rear gardens
- Easy opportunities for cosmetic upgrades
- Detached garage with driveway

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Two Bedrooms and Shower Room

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

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 6days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £255,000 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.