

HASTIN^{LEGAL}&S



Ingleneuk

Offers Over £110,000

Beanburn, Ayton, TD14 5QJ



1 bed



1 public



1 bath



A Very Well Appointed Ground Floor
Apartment In The Centre Of The Village -
Offering Easy Low Maintenance Living

Lounge, Dining Kitchen, Double Bedroom,
Shower Room And Utility Room



Ingleneuk is a period apartment offering ground level living in the heart of the village on the sought after Beanburn, with the local shop and other amenities within a short walk.

An ideal prospect for a range of buyers including first time buyers, those downsizing or as a rental investment.

The sizeable lounge lies to the front enjoys a pleasant village aspect with ample sunlight thanks to the dual aspect windows. The hallway continues to a large double bedroom, a sunny breakfasting kitchen to the rear and an upgraded shower room. A rear door gives access to a useful utility/laundry room which also houses the central heating boiler.

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 ///breeze.amicably.harshest

HIGHLIGHTS

- Spacious ground floor living
- In the heart of the village
- Ideal first time buyer
- Low maintenance downsize
- Excellent rental potential

ACCOMMODATION SUMMARY

Ingleneuk: Entrance Hall, Lounge, Breakfasting Kitchen, Large Double Bedroom, Shower Room and External Utility

SERVICES

Mains services. Double glazing. Gas Central Heating.

COUNCIL TAX

Band B



ENERGY EFFICIENCY

Rating C

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 £110,000 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.