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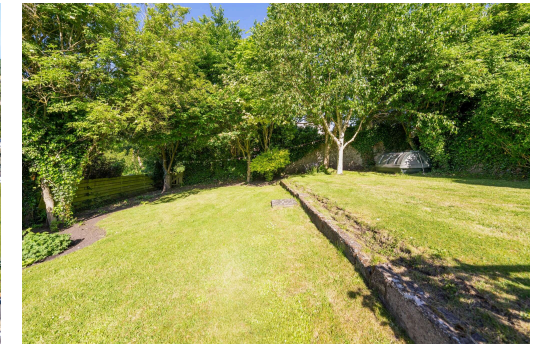


Rowanlea

Coldingham, TD14 5NG

Offers Over £285,000





A charming period home in the heart of this desirable coastal village boasting a superb private garden and within a few minutes of the award winning Coldingham Bay.



Nestled in the heart of the ever-popular coastal village of Coldingham, Rowanlea offers a rare chance to embrace seaside living in one of the Borders' most desirable locations. Just a short stroll from the award-winning Coldingham Bay, this charming period home combines character, generous living space and excellent commuter links, making it equally suited as a family home, coastal retreat or weekend escape.

Behind the traditional period exterior, Rowanlea reveals surprisingly spacious interiors designed with modern living in mind. A highlight is the wonderfully private and mature rear garden – a sunny well established space that feels a world away from everyday life. The home has been thoughtfully arranged to create a seamless connection between indoor and outdoor living, with multiple access points opening directly onto the garden.

At the heart of the home, the flowing ground-floor layout is perfectly suited to contemporary lifestyles. The welcoming lounge, centred around a cosy open fire, leads into a raised dining or family room, where patio doors frame views of the garden and invite the outside in.

Across the hallway, the well-equipped breakfasting kitchen provides an ideal space for everyday living, complemented by a practical utility room with garden access and a modern shower room.

Adding to the home's character is a charming rear door on the half-landing, opening directly to the garden and enhancing the sense of connection with the outdoors.

Upstairs, three comfortable bedrooms, including the particularly spacious principal room are served by a useful cloakroom, which subject to consents could be adapted into an additional shower room

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 ///crawled.desiring.pesky

HIGHLIGHTS

- Wonderfully private rear gardens
- Desirable coastal setting
- Minutes from Coldingham Bay
- Excellent indoor/outdoor connection
- Open plan living spaces
- Three bedrooms
- Ideal main residence or weekend escape

ACCOMMODATION SUMMARY

Hall, Lounge, Dining/Family Room, Breakfasting Kitchen, Utility Room, Shower Room, Three Bedrooms and Cloakroom.

SERVICES

Mains water, electricity and drainage, Oil central heating

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

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 or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £285,000 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.

