



Rose Cottage, Braeheads Offers Over £250,000

Eyemouth, TD14 5LA



3 bed



2 public



2 bath



Peacefully Set On The Edge Of The Village,
An Attractive Detached Period Home With
Private Gardens, Open Outlooks And Exciting
Opportunities For Modernisation

Lounge, Dining Room, Home Office, Kitchen,
Shower Room, Three Bedrooms And
Bathroom



Set on a quiet, no through lane, on the edge of the village, Rose Cottage is a pretty detached stone property which offers lots of exciting potential.

Having been extended in the past to include a garage conversion, this is a well proportioned three bedroom home which enjoys a particularly private garden with open views beyond and benefits from off street parking, with provision to create more if required.

Internally the accommodation is bright, airy and has clearly been well maintained, although now offers exciting opportunities for a purchaser to implement their own cosmetic upgrades and changes.

The previous garage conversion has provided additional living space on the ground floor with both a lounge and dining room which features patio doors to the front. From the rear of the dining room a useful home office extends with staircase leading to a private third bedroom above.

To the rear the kitchen commands the finest views over the garden and countryside beyond whilst the ground floor accommodation is completed by bedroom two and a shower room.

Upstairs the accommodation benefits from a dormer extension to the front which ensures floods of natural light, with this floor hosting the sizeable master bedroom and a well-appointed four piece bathroom.

Externally the gardens are neat and well established with complete privacy. The elevated position commands open views as far as the eye can see towards the coast.

LOCATION

Reston is an established village within Eastern Berwickshire with easy access to all of the regions coastal attractions. The train station within the village offers regular connections on the main East Coast rail-line

- Amenities: The village has a well stocked village shop and post office, community larder, and active village hall
- Schooling: The village has its own primary school and early learning facility and is within the catchment area for Eyemouth High School (5 miles)
- Population: Approximately 500
- Transport connections: Reston has its own train station with regular connections on the East Coast rail-line. Located close to the A1 the village also has good road connections North and South.

What3words ///yacht.submitted.pheasants

HIGHLIGHTS

- Pretty detached stone cottage
- Private sunny gardens
- Quiet lane location
- Exciting opportunities for cosmetic upgrades

ACCOMMODATION SUMMARY

Lounge, Dining Room, Home Office, Kitchen, Shower Room, Three Bedrooms and Bathroom

SERVICES

Mains water and electricity. Private drainage. Oil heating and double glazing

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.

MARKETING POLICY

Offers over £250,000 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.