



33 Ladeside

Offers Over £180,000

Reston, TD14 5JW



3 bed

1 public

1 bath



A Particularly Smart, Tastefully Modernised Three Bedroom Home In A Peaceful Village Setting Close To The Coast And With Excellent Commuter Links

Entrance Hall, Lounge With Dining Area, Kitchen, Rear Hall/Utility, Shower Room And Three Double Bedrooms.



33 Ladeside is a particularly smart and deceptively spacious three bedroom semi detached home. Enjoying a quiet cul de sac setting the property benefits from an elevated outlook to the rear towards the Eye Water and surrounding countryside.

Having been tastefully upgraded and modernised by the current owner, the property is available in turn key condition with the benefit of a recently installed log burner, fully upgraded shower room and light neutral décor throughout which adds to the sense of space.

Reston is a desirable village location and benefits from easy access to all of Berwickshire's coastal attractions. The village has its own primary school so an excellent choice for families whilst the main East Coast rail connection within the village make this location a popular choice for those seeking an alternative to city living.

## LOCATION

- 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.

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## HIGHLIGHTS

- Very smartly upgraded interiors
- Private off street parking
- Open views from the rear
- Newly fitted shower room
- Log burner
- Neutral décor
- Three double bedrooms

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Kitchen, Rear Hall/Utility, Shower Room and Three Double Bedrooms.

## SERVICES

Mains water, electricity and drainage. Double glazing. Oil central heating. External wall insulation

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating E

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £180,000 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](mailto: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.