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13 Seaview Terrace



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St Abbs, TD14 5PR

Offers Over £275,000





A spectacular coastal home with uninterrupted sea views and outlooks over the harbour; a charming period cottage complete with substantial summerhouse and allotment garden



Set in a breath-taking elevated position commanding a spectacular sea view and outlooks over the traditional working harbour below, 13 Seaview Terrace is an exceptional home by the sea.

Forming part of a characterful terrace—originally a row of single-storey fishermen's cottages—this quietly located gem offers the perfect blend of tranquillity and seaside charm. Having been a long term and much loved second home for the current owner and family, the cottage is offered in good order throughout, having been very well maintained whilst now presenting easy opportunities for a purchaser to add their own stamp should they wish to.

Whether you're searching for a full-time residence by the sea, a weekend retreat, or potential holiday let, this much-loved home offers a rare opportunity in one of the area's most sought-after coastal villages.

The cottage boasts a substantial summerhouse which lies within the front garden; a fantastic addition to the property and providing a serene space to relax, unwind and take in the surroundings with the sounds of the waves crashing below. Comprising of an internal seating area, small WC, laundry/utility facility and outside BBQ terrace, this space could easily offer dedicated home working solutions if required. A parking space lies to the side.

A little further along the terrace lies an additional area of garden; one of the original allotments, this area is fully enclosed and currently designed for easy maintenance with decorative chips etc.

The light filled interiors are warm and inviting, presented in clean, neutral tones to suit anyone's tastes. On the ground floor the lounge boasts a dual aspect outlook with feature fireplace, and links seamlessly to the well appointed breakfasting kitchen which overlooks the grassed area to the rear of the cottage. The bathroom has been tastefully upgraded with tiled walls, an over bath power shower and modern white suite

Two spacious double bedrooms extend off the first floor landing, each

with large windows to the front that perfectly frame the seascape beyond. The principal room also boasts great built in storage.

LOCATION

St Abbs is a small fishing village set at the foot of St Abbs Nature Reserve and centred around the working harbour with the village having been the filming location of choice for several high profile screen productions and television dramas.

- Amenities: The village has three cafes and an art shop. In addition there is a Spar shop and other amenities in nearby Coldingham. Outdoor pursuits are plentiful in this area and include walking, bird watching, diving and fishing.
- Schooling: The local primary school is located in nearby Coldingham (1 miles) and the high school in Eyemouth (4 miles)
- Population: approx. 100
- Transport Connections: Around forty five miles south east of Edinburgh and within 4 miles of the A1 trunk road. Local East Coast Rail connections at Reston (4 miles) and Berwick Upon Tweed (13 miles) [What3words ///hero.doses.string](http://What3words.com/hero.doses.string)

HIGHLIGHTS

- Breathtaking sea coastal setting
- Elevated setting above the harbour
- Perfect weekend home or holiday let
- Ideal seaside home
- Substantial summerhouse
- Additional garden/allotment

ACCOMMODATION SUMMARY

Lounge, Breakfasting Kitchen, Bathroom and Two Double Bedrooms

SERVICES

Mains water, electricity and drainage. Electric heating. Double glazing

COUNCIL TAX

BandC

ENERGY EFFICIENCY

Rating E

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 £275,000 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.



