

1 Lyall Terrace



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Offers Over £210,000

Upper Burnmouth, TD14 5SX



A Most Charming And Unique Period Property,  
Formerly The Village Post Office And Shop. Now  
Offers Tremendous Potential, With A Lovely  
Cottage Style Garden  
Ground Floor - Entrance Hall, Sitting Room, Utility  
Room, Bathroom, Former Shop  
First Floor- Living Room, Dining Kitchen, Three  
Bedrooms And Bathroom



Lyll Terrace is a traditional row of period cottages which rarely come to the open market. Tucked away into a quiet, leafy setting, 1 Lyll Terrace was formerly the village post office and shop with owners accommodation above.

Now a versatile and characterful home which offers tremendous potential for modernisation and upgrading, with scope to reconfigure the layout and incorporate the former shop area into additional accommodation.

A real highlight of 1 Lyll Terrace is the sun trap cottage style garden to the rear; this very private space is well established and packed with colour, currently accessed directly from the first floor dining kitchen as well as the lower utility room.

With easy access to the Berwickshire coastline and excellent local commuter links by road and rail, 1 Lyll Terrace is an exciting and hard to find opportunity for those seeking a home with potential in a stunning coastal setting.

## LOCATION

Burnmouth is the first settlement north of the Border on the rugged east coast with its steep cliffs, craggy cove and quaint little fishing harbour. The seaside resort of Eyemouth, three miles north, with its natural harbour and sandy beach provides a variety of shopping and educational facilities with the historic town of Berwick-upon-Tweed six miles south, providing a wider range of facilities. Edinburgh is within easy commuting distance with the A1 nearby and East Coast rail connections only a few miles distant at both Berwick upon Tweed and Reston enabling easy access to Edinburgh or Newcastle in less than one hour.

What3words ///ideal.caravan.regrowth

## HIGHLIGHTS

- Tremendous potential for modernisation
- Beautiful cottage style garden
- Former village shop and post office
- Versatile interior layout
- Garage
- Super coastal setting
- Good local commuter links

## ACCOMMODATION SUMMARY

Ground Floor - Entrance Hall, Sitting Room, Utility Room, Bathroom, Former Shop

First Floor - Living Room, Dining Kitchen, Three Bedrooms and Bathroom

## SERVICES

Mains services. Double glazing. Gas central heating

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating D

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £210,000 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.