

LEGAL
HASTIN & S

Ingleside

Ingleside, High Street

Ayton, TD14 5QJ

Offers Over £325,000





A sizeable period family home with sun trap rear garden, garage and private parking, in the heart of the village



This charming period property offers far more than first impressions suggest; a substantial family home with a beautiful walled garden at the rear which basks in sunlight for much of the day- fully secure and private this is a lovely space with a detached single garage and parking space off Beanburn.

Ingleside has been a much loved family home for many years; enjoying a lovely blend of period charm together with modern upgrades to ensure comfort and functionality.

The large extension to the rear has created a valuable and very sociable family dining kitchen which has direct access to the gardens beyond. This multi use space is perfect for modern day living and really is the hub of this family home. For a quieter, more relaxed environment the traditional lounge to the front with feature fireplace provides a cosy space.

The bedroom accommodation off the upper landing is highly versatile; currently providing five double rooms with the master benefiting from a smart en-suite shower room. One of the remaining bedrooms has an adjoining dressing room or office if preferred, whilst the large room overlooking the garden could easily offer an alternative use as an additional living room if desired. The main family shower room has been thoughtfully re-fitted with modern wet wall panelling and large walk in shower

LOCATION

Ayton: A small, established village close to the east coast, instantly recognisable thanks to its impressive Baronial red sandstone castle.

- Amenities: Within the village is a well-equipped village shop with a full range of every day amenities available in nearby Eyemouth (2 miles)
- Schooling: The village has a primary school and is within the catchment for Eyemouth High School.
- Population: A population of approximately 600
- Transport Connections: Lying approximately fifty miles south east of Edinburgh, Ayton lies just off the A1 trunk road which gives excellent road connections to the north and south. Local East Coast rail connections are available at nearby Reston (3 miles) and Berwick

Upon Tweed (8 miles) What3words ///breeze.amicably.harsh

HIGHLIGHTS

- Sizeable family home
- Sunny private rear garden
- Garage and Private Parking
- Large Family Dining Kitchen Extension

ACCOMMODATION SUMMARY

Ingleside: Entrance Hall, Cloakroom, Lounge, Family Dining Kitchen, Master Bedroom with En-Suite Shower Room, Four Further Double Bedrooms (One with Dressing Room/Office) and Shower Room Private Walled Garden. Single Garage and Parking

SERVICES

Mains services. Double glazing. Gas Central Heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

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 £325,000 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.



