

HASTIN^{LEGAL}&S

14 Seaview Terrace

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St Abbs, TD14 5PR

Offers Over £260,000





A spectacular seaside residence with elevated outlooks to St Abbs harbour and the seascape beyond; beautifully renovated and sympathetically modernised



Perched in a spectacular elevated position with panoramic views across the working harbour and the sweeping seascape beyond, 14 Seaview Terrace is an exceptional coastal home.

Tucked away near the end 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.

Beautifully renovated and thoughtfully modernised, the interior offers a nautical ambience, tastefully combining period features with contemporary style. 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.

To the front, a private parking space leads to a stunning garden and BBQ terrace perched above the shoreline—an idyllic setting for catching an early morning sunrise or for evening drinks in the sun. A lawned garden to the rear provides a sheltered green space for relaxing or entertaining.

Inside, the ground floor is an inviting, light-filled open-plan space centred around a traditional stone fireplace with a log burning stove. Dual-aspect windows provide lovely views both front and rear. The adjoining kitchen is modern and well-equipped, styled in timeless cream cabinetry with solid wood worktops. A dining area, thoughtfully placed beside a deep-sill window, enjoys peaceful garden views. A recently updated shower room completes the ground floor, featuring contemporary stone tiles and a sleek walk-in cubicle.

With elevated views from the upper floor, the master bedroom has two large velux windows to the front; on a warm summer's day with windows open, the sound of the waves breaking below can be heard. This is a well-proportioned double room with useful built in storage and an additional window to the rear. Bedroom two, also a nicely sized double room features a dormer window which perfectly frames the seascape beyond.

LOCATION

St Abbs is a small, picturesque fishing village situated at the foot of the St Abbs Head Nature Reserve. Centred around the Harbour with views out to sea, the properties within the village date from around the early eighteen hundreds with amenities in the village including a local village shop, post office and café. Outdoor pursuits are plentiful in this area and include walking, bird watching, diving and fishing.

HIGHLIGHTS

- Panoramic sea views
- Elevated location above the harbour
- Beautifully modernised interior
- Envious seaside home
- Perfect weekend escape
- Holiday let potential
- Garden/BBQ terrace set above the shore-line

ACCOMMODATION SUMMARY

Lounge, Kitchen, Shower Room and Two Double Bedrooms

SERVICES

Mains water, electricity and drainage. Double glazing.

COUNCIL TAX

Band C

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 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £260,000 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.



