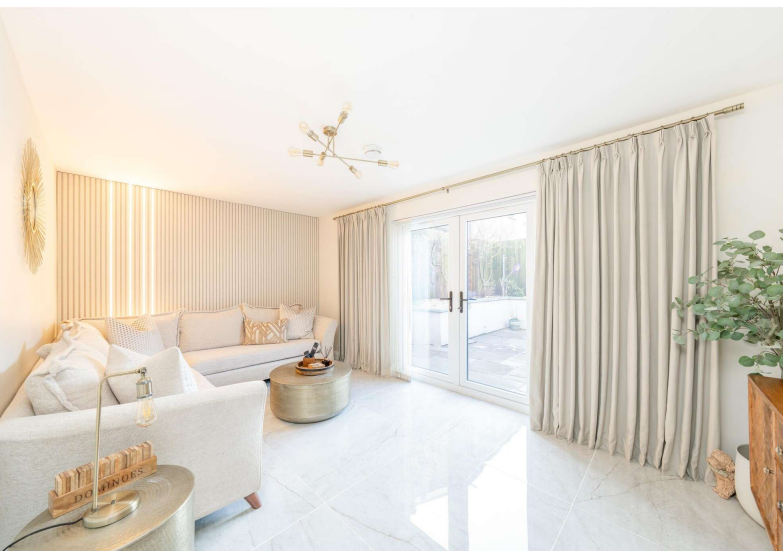




31 Peelwalls Meadows

Ayton, TD14 5RX



2 bed



1 public



2 bath



A Elegantly Presented Home Offering Contemporary And Low Maintenance Living In A Sought After Residential Area On The Edge Of A Village Setting

Entrance Hall, Lounge, Breakfasting Kitchen, Two Double Bedrooms And Shower Room



Having been beautifully upgraded in recent times, this semi detached home offers particularly elegant interiors with tasteful finishes and contemporary features. Offering a perfect opportunity for those seeking a low maintenance easy to run home in turn key condition with additional benefits such as solar panels and electric car charging point providing additional appeal.

Peelwalls Meadows is a small and exclusive development on the edge of Ayton with views towards the village and Ayton Castle. With easy access to the A1 from the village and with good local rail connections, the area is a super option for those seeking commuter links to Edinburgh whilst maintaining a village setting with many local country and coastal attractions to enjoy.

The interiors connect seamlessly to the sheltered and thoughtfully landscaped patio garden with double doors from the lounge at the rear; this room also benefits from excellent natural light and features contemporary interior design characteristics such as wall panelling with integrated lighting. Overlooking the quiet cul de sac to the front is the classic cream kitchen with a good range of cabinetry including an everyday breakfast bar and solid wood worktops. Completing the ground floor accommodation is a useful cloakroom with WC, wash hand basin and good storage space.

Two light and airy double bedrooms extend off the first floor landing; both benefit from excellent built in storage and are served by the thoughtfully upgraded shower room complete with fully tiled walls and a large walk in shower.

LOCATION

Ayton is a small traditional Borders village which benefits from a good selection of local amenities, while the local primary school has a very good reputation, as does Eyemouth High School which is only a couple of miles away. The beautiful Baronial red sandstone Ayton Castle sits proudly in its well-tended grounds and is open to the public during the summer months, while the local pub and bowling club are perfect for socialising with the local community. The village has excellent access to the A1 and lies within a few miles of Reston train station which allows easy commuting to Edinburgh to the north and Newcastle to the south, while direct bus routes to Eyemouth, Duns and Berwick-upon-Tweed, with its mainline railway station, provide great public transportation links.

HIGHLIGHTS

- Extremely smart and tasteful presentation
- Modern kitchen and bathroom fittings
- Turn key condition
- Sheltered sun trap garden
- Solar panels
- Double driveway
- Electric car charging point

SERVICES

Mains water, electricity. Private drainage. Double glazing. Electric heating. Solar panels have been installed to the rear elevation

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating B

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.

PRICE & MARKETING POLICY

Offers over £200,000 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.