

HASTIN^{LEGAL}&S

Heatherlea



16A Lamberton Holdings
Berwick-Upon-Tweed, TD15 1XB



An exceptional coastal bungalow with elevated
sea views, contemporary interiors and attractive
gardens



HEATHERLEA

Heatherlea boasts a magnificent position, with elevated far reaching sea views from the front, this is a highly desirable coastal home with excellent access to all amenities within Berwick Upon Tweed and good onward commuter links.

The detached bungalow offers spacious, light filled interiors that make the most of the views; having been upgraded and modernised by the current owners to now provide contemporary and tasteful presentation throughout.

The property also benefits from planning consent to further extend the conservatory in addition to converting the garage to provide a one bedroom annex; a great prospect if catering for multi-generational living or seeking an opportunity to generate an income stream.

Perfect for modern living, the principal rooms offer a free flowing layout with the conservatory linking to the living room, featuring a cosy stove, and in turn connecting to the sociable, and very smartly upgraded, fully fitted dining kitchen which is the real hub of this home. A neighbouring utility room with door to the garden adds further practicality.

Offering a good degree of flexibility, there is a choice of four bedrooms with the master benefitting from en-suite facilities whilst the others are served by a smart family bathroom.

Providing maximum levels of privacy, the landscaped, well presented gardens extend around the bungalow on all sides and ensure a safe, secure environment. The sea view beyond offers an impressive backdrop. The multi car drive leads to the garage with electric car charging point.

LOCATION

Lamberton Holdings is a small hamlet, located just a few miles north of Berwick. The elevated setting affords a wonderful sea view and offers easy links to the A1. Berwick Upon Tweed offers a comprehensive range of amenities and facilities including an east coast rail-line connection. The local school catchment is Eyemouth, offering both primary and secondary, whilst private schooling is also available at nearby Longridge Towers.

HIGHLIGHTS

- Elevated sea views

- Contemporary detached bungalow
- Flexible interiors
- Private wrap around gardens
- Multi car driveway and garage
- Planning consent for extension
- Close to Berwick and Eyemouth
- Good local commuter links

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Conservatory, Large Family Dining Kitchen, Utility Room, Four Double Bedrooms (Master with En-Suite Shower Room) and Family Bathroom.

SERVICES

Mains water and electricity. Private drainage to septic tank. Oil central heating. Double glazing.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating D

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 or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £410,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.