



8 Crosslaw School Road
Eyemouth, TD14 5NS



A beautifully presented four-bedroom home in Coldingham, featuring two en-suite bedrooms, a spacious lounge, and a light-filled kitchen/dining area. Complete with established gardens, garage, driveway, and extra parking, this property offers contemporary village living just minutes from the coast.



SUMMARY

This fantastic village home combines charm, comfort, and modern living just a short distance from the stunning Berwickshire coastline, situated on the edge of the historic village of Coldingham, famed for its sandy bay and welcoming community.

Inside, the property is finished to an excellent standard throughout, with a bright and airy feel and offers four generously proportioned bedrooms, two with en-suite facilities, including a master bedroom with cupboard space. One of the bedrooms is currently used as a separate dining room, providing flexible accommodation to suit a variety of lifestyles. The bright and airy kitchen/dining area offers ample space for dining and comes complete with integrated white goods, while the spacious lounge forms a central hub for family life, featuring a multi-fuel stove and sliding patio doors opening onto the rear garden. The family bathroom is well-appointed with both bath and shower, and the partially floored attic provides additional storage or potential living space.

Adding to its appeal are a private garage, driveway, and additional parking, while the beautifully established front and rear gardens, enhanced by mature apple and cherry trees, offer a wonderful outdoor setting where wildlife such as rabbits, deer, and squirrels can often be seen.

This exceptional property presents a rare opportunity to enjoy the best of village life by the coast, blending modern comfort with countryside charm.

LOCATION

Coldingham is a historic Borders village on Scotland's southeast coastline. The village has great local amenities and facilities with a primary school, play-park, community hall and Coldingham Priory which is steeped in history. The fantastic 'Blue Flag' Coldingham Beach is also a lovely all year round local attraction for surfers and holiday makers. A short distance north is the village of St. Abbs where there is a wonderful Nature Reserve and Bird Sanctuary. The walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also has some of the best diving in the UK and attracts divers from all over the world. A short distance away is the fishing town of Eyemouth which has a modern high school and 18-hole golf course.

HIGHLIGHTS

- Excellent standard of finish throughout, blending modern comfort with village charm
- Stylish four-bedroom village home in Coldingham
- Two bedrooms with en-suite facilities
- Private garage, driveway, and additional parking
- Beautifully established front and rear gardens with mature apple and cherry trees
- Close to Coldingham Bay and the Berwickshire coastline

ACCOMMODATION SUMMARY

Entrance hallway, kitchen/dining, lounge, four bedrooms two with en-suites, family bathroom. External; garage, wrap around gardens, additional parking.

SERVICES

Mains water and electricity, oil fired central heating. Double Glazing.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating C.

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 £325,000 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.