

HASTIN^{LEGAL}&S



12 High Street

Ayton, TD14 5QP

Offers Over £350,000





12 High Street -
Deceptively spacious
and rich in period
charm, this beautifully
extended and
thoughtfully renovated
home offers
exceptional family
living across three
generous floors.



Lovingly upgraded by the current owners—including a substantial rear extension—this versatile property provides a flexible layout with the potential for up to five bedrooms, multiple living areas, and dedicated spaces for home working.

At the heart of the home lies a stunning open-plan kitchen, family, and sitting area that flows seamlessly into the rear garden. Designed with modern living in mind, this sociable space transforms the dynamics of the house, offering a relaxed everyday hub for family life. Complementing this is a more formal lounge or dining room positioned at the front—ideal for entertaining or quieter moments.

The first floor features a cleverly repurposed former drawing room, now serving as a grand master bedroom, alongside two additional double bedrooms and a spacious, contemporary family bathroom.

Upstairs, the converted attic is bathed in natural light and divided into two flexible areas—perfect for use as further bedrooms, creative spaces, or tranquil home offices.

Outside, the sun-filled rear garden is fully enclosed, offering a safe and inviting haven for children, pets, or gardening enthusiasts. To the front, valuable off-street parking completes this impressive offering

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

- Highly deceptive family home
- Three storeys
- Large open plan extension
- Fully renovated
- Choice of living spaces
- The option of up to five bedrooms
- Enclosed sunny garden
- Off street parking

ACCOMMODATION SUMMARY

Entrance Hall, Lounge/Dining Room, Sitting/Family/Kitchen, Utility Room, WC, Five Double Bedrooms and Bathroom.

SERVICES

Mains services. Gas Central Heating. Double glazing.

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

PRICE & MARKETING POLICY

Offers over £350,000 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.



