



## Hawthorn Dean

Coldingham Moor, Coldingham TD14 5TX

Offers Around £365,000





A unique detached home, complete with roof terrace, set in an enviable rural location, close to the coast and with excellent commuter links to Edinburgh



Hawthorn Dean; a unique and highly deceptive detached home, set within wonderful open countryside with far reaching views. The highly desirable coastal villages of Coldingham and St Abbs are within easy reach offering easy access to all of Berwickshire's coastal attractions and activities.

This unique combination of coast and country is further benefited from excellent transportation links to Edinburgh via road and rail, making this a superb prospect for those seeking an alternative to city living.

The internal layout offers a great degree of flexibility; perfect as a family home, multi-generational living with bedrooms located on both levels, as well as offering solutions for home working.

The roof terrace is a real highlight of this home; the decked area is accessed from the first floor sitting room/bedroom and commands a spectacular view of the surroundings- fully decked and with ample space for patio furniture, not many homes can boast such a feature.

Further highlights include the very smartly upgraded dining kitchen complete with range cooker, the cosy lounge with log burning stove and modern bathroom featuring a roll top bath and timber wall panelling.

Immediately surrounding the property lies a well-tended and private lawned garden which includes vehicular access from the rear and space for a couple of vehicles. In addition to this space, there is a further sizeable area of ground over the lane which currently provides multi vehicle parking and houses a large timber shed/workshop. There are possibilities to develop this land further as additional garden ground if desired or to house a garage (subject to consents)

### LOCATION

Coldingham; An established conservation village nestled onto Berwickshires East coast with local attractions including Coldingham Priory and the award winning Coldingham Bay

• Amenities: A local shop, community hall, village pub and holiday park.

- Schooling: There is a primary school within the village and is within the catchment area for Eyemouth High School (3 miles)
- Population: Approximately 500
- Transport Connections: Around forty five miles south east of Edinburgh and within 3 miles of the A1 trunk road. Local East Coast Rail connections at Reston (3 miles) and Berwick Upon Tweed (12 miles)

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### HIGHLIGHTS

- Fantastic First Floor Roof Terrace
- Far Reaching Open Views
- Contemporary Kitchen with Raeburn
- Impressive Bathroom Upgrade
- Option of Up To Five Bedrooms
- Excellent Commuter/Transport Links
- Private Garden
- Additional Ground For Multi Car Parking

### ACCOMMODATION SUMMARY

Ground Floor - Entrance Porch, Dining Kitchen, Lounge, Three Double Bedrooms, Bathroom and Shower Room, Plus Utility Cupboard

First Floor – Sitting Room/Bedroom with access to roof terrace, Adjoining Dressing Room/Bedroom, Double Bedroom.

### SERVICES

Mains water and electricity. LPG central heating. Double glazing.

### COUNCIL TAX

Band E

### 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 around £365,000 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](mailto: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.



