



Renton Bush

Grants house, TD11 3RR

Offers Over £165,000



2 bed



2 public



2 bath



An Excellent Commuter Opportunity With
Superb Links To Edinburgh; A Detached
Cottage With Low Maintenance Gardens

Lounge, Dining Room, Kitchen, Bathroom, Two
Double Bedrooms And Shower Room



Offering easy access to the A1 and local east coast rail connections, Renton Bush offers an excellent opportunity for those seeking an alternative to city living with Edinburgh bypass approximately thirty minutes' drive away. The cottage also enjoys easy access to the stunning Berwickshire coast with local attractions such as Colingham Bay, St Abbs and Eyemouth all within easy reach.

This detached period home has been modernised and upgraded by the current owner to provide a light filled, contemporary interior with a flexible layout. The ground floor offers the choice of two living spaces including a dual aspect lounge and bright dining room which links nicely to the contemporary kitchen beyond; tastefully fitted with a good range of high gloss units. For additional practicality, a well appointed bathroom completes the ground floor accommodation.

The staircase to the upper floor benefits from a large window over, and the landing has been finished with a glass balustrade to ensure a good flow of light. A small computer area lies to the front of the landing with two spacious double bedrooms extending off, both of which enjoy views of the countryside surrounding the cottage. An additional shower room is positioned on this floor for further convenience.

Having been designed for ease of maintenance, the gardens are fully enclosed and secure. The area to the front of the cottage catching sun for much of the day and providing ample space for pot plants and raised beds etc. To the rear lies a useful shed for external storage.

A further area of ground lies separately to the cottage, positioned on the opposite side of the road. Having been planted with a selection of fruit trees, the current owners don't utilise this ground regularly but could provide an excellent opportunity for those looking to grow produce etc.

LOCATION

Grants house is a quiet Berwickshire village, accessed off the A1 just ten miles north of the harbour town of Eyemouth, where there is a high school, and some eight miles from the lovely village of Coldingham which has great local amenities with a primary school, play-park, community hall and doctor's surgery. Coldingham Priory is steeped in history and the fantastic 'Blue Flag' Coldingham Beach is a 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 cliff top walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also boasts some of the best diving in the UK and attracts divers from all over the world.

What3words ///rescue.connected.bagpipes

HIGHLIGHTS

- Excellent commuter cottage
- Detached with private gardens
- Gated vehicular access
- Upgraded interiors
- Low maintenance gardens

ACCOMMODATION SUMMARY

Lounge, Dining Room, Kitchen, Bathroom, Two Double Bedrooms and Shower Room

SERVICES

Mains water and electricity. Private drainage. Double glazing. Oil central

heating

COUNCIL TAX

Band C

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 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 £165,000 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.