



MEADOW VIEW, ST ABB'S ROAD, COLDINGHAM, TD14 5NR

- Detached Bungalow
- 2 Bedrooms & Wet Room
- Ample Storage Cupboards
- Mature Gardens
- Spacious Lounge / Diner
- Kitchen /Dining Room
- Garage & Parking
- LPG Central Heating

OFFERS AROUND £190,000

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MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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LOCATION

Situated on a small cul-de-sac in the charming and historic conservation village of Coldingham which is known for its award-winning beach and stunning scenery. Within this thriving community are excellent local amenities including a primary school, medical centre, country pubs, post office/ café and shops. Approx. 3 miles away is the main A1 with Edinburgh approx. 46 miles away. Approx. 12 miles south takes you to Berwick-Upon-Tweed with its mainline East Coast Railway Station and a wide selection of amenities. The village is popular with holiday makers which includes walkers, fishing enthusiasts and divers and would make an ideal location for a second home or family home.

DESCRIPTION

A delightful detached bungalow set back from St Abb's Road in a small cul-de-sac of four properties. This immaculate two bedroom bungalow offers bright spacious accommodation and could easily be altered to form a comfortable three bedroom property with an en-suite (subject to relevant permissions). It is clearly evident that this bungalow has been well-maintained throughout with the wet-room being completed in 2010 and the conservatory renovated in 2005. This roomy bungalow also benefits from LPG central heating, double glazing, ample storage cupboards and well-proportioned rooms. Viewing is highly recommended to appreciate the setting and the further potential this property has to offer.

ACCOMMODATION

VESTIBULE	(1.74M X 0.81M)
INNER HALL	(L' SHAPED)
LOUNGE / DINING ROOM	(7.94M X 4.15M)
CONSERVATORY	(5.93M X 1.92M)
KITCHEN / DINING ROOM	(6.25M X 3.21M) at widest
BEDROOM 1	(3.47M X 3.46M) at widest
WET ROOM	(3.44M X 1.96M) at widest
BEDROOM 2	(3.45M X 2.73M) at widest
WALK-IN CUPBOARD	(1.58M X 1.03M)
GARAGE	(6.12M X 3.46M)

EXTERNALLY

The property is set in a wonderfully mature garden which has been well-tended and lovingly added to over the years. This is a real plant lover's garden which is mainly laid to lawn at the front with planted areas and well established hedges making it private from the road. There is a patio area directly behind the bungalow with a shed and access to the detached garage and the drive which allows parking for several cars. Beyond the garage lies the rear garden with a greenhouse and a wide variety of hardy perennials, bushes and trees with a little burn at the bottom which runs along through the trees and includes a monkey puzzle tree. There is access around the house with a small side garden which is looked onto from the conservatory.

SERVICES

Mains Electricity and Water
LPG Fired Central Heating
Council Tax: Band E
EPC: Band F

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 Duns)

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a sonic tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.