10 Peelwalls Meadows, Ayton, TD14 5RX



- Attractive Terraced House
- Kitchen / Dining / Family Room
- Bathroom & En-suite Shower Room
- Electric Heating & Solar Panels
- 3 Bedrooms with Wardrobes
- Living Room & Ground Floor WC
- Enclosed Rear Parking
- Private Car Park to the Rear

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LOCATION:

Peelwalls Meadows enjoys a peaceful semi-rural setting on the edge of the charming village of Ayton, within the picturesque county of Scottish Borders. The location combines a sense of countryside tranquillity with convenient access to local amenities and transport links. The property is well positioned for ease of access to the nearby coastal town of Eyemouth, offering a range of shops, schooling, and leisure facilities, while the historic market town of Berwick-upon-Tweed lies just a short drive to the south, providing mainline rail connections to Edinburgh, Newcastle, and beyond. Surrounded by rolling farmland and open countryside, Peelwalls Meadow benefits from an attractive outlook and a quiet residential environment, ideal for those seeking a relaxed lifestyle. The area is well regarded for its scenic walking routes and proximity to the Berwickshire coastline, with its rugged cliffs and sandy bays. Despite its tranquil setting, the property remains highly accessible, with the A1 road within easy reach, ensuring straightforward commuting to major centres including Edinburgh and Newcastle upon Tyne.

DESCRIPTION:

An immaculately presented terraced home offering stylish, low-maintenance living within a quiet residential setting on the edge of the popular village of Ayton. Thoughtfully finished by the current owner, the property provides well-balanced and comfortable accommodation ideally suited to modern living. To the front, a cosy and welcoming sitting room enjoys a pleasant outlook over the peaceful cul-de-sac. To the rear, the property opens into a spacious kitchen/dining/family room, forming the heart of the home and providing an excellent space for both everyday living and entertaining. Double doors lead directly out to the rear garden, allowing for a seamless connection between indoor and outdoor space. The ground floor is further enhanced by a convenient cloakroom with WC and additional storage. Upstairs, there are three well-proportioned bedrooms, all benefitting from built-in wardrobes. The principal bedroom is further complemented by an en-suite shower room, while the remaining bedrooms are served by the main family bathroom. The property also benefits from double glazing, electric heating, and the added efficiency of solar panels.

EXTERNALLY:

To the front, there is a neat town garden. There is a spacious enclosed rear garden which provides a private outdoor space and enjoys direct access to the parking area located behind the terrace, which is reached via an attractive central pend.

SERVICES:

Mains Electricity & Water. Septic Tank Drainage. PV Solar Panels.









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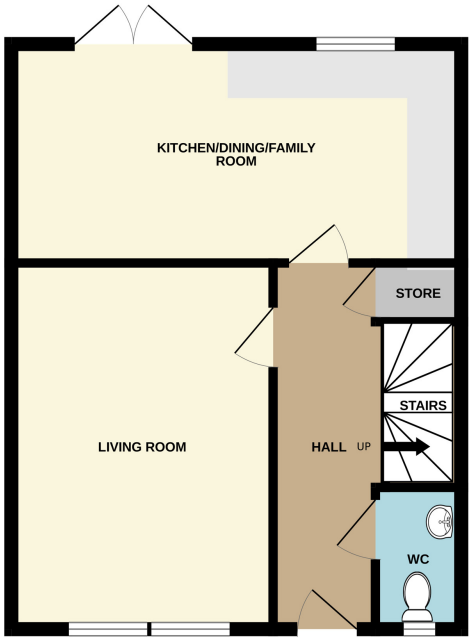
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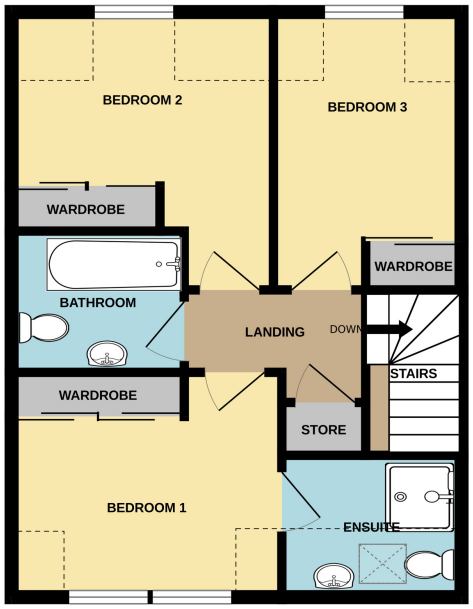
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- HALL (4.68M X 1.10M)
- KITCHEN / DINING ROOM (5.75M X 3.80M)
- LANDING (L-SHAPED)
- EN-SUITE SHOWER ROOM (2.31M X 1.85M)
- BEDROOM 2 (3.81M X 3.32M) including wardrobes
- LIVING ROOM (4.68M X 3.35M)
- WC (1.81M X 1.11M)
- BEDROOM 1 (3.41M X 3.37M) including wardrobes
- BATHROOM (2.21M X 1.82M)
- BEDROOM 3 (3.70M X 2.37M) including wardrobes

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 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 laser 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.

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