Beechknowe, Reston Road, Coldingham, TD14 5UH



Offers Around £350,000

- Detached 1930s Bungalow
- Living Room with Bay Window
- Ground Floor Master Bedroom
- Well-Appointed Kitchen
- Private Enclosed Garden
- Attic Conversion with 2 Bedrooms
- Dining Room & Conservatory
- Shower Room & Utility Room
- Oil-Fired Central Heating
- Parking & Single Garage

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LOCATION:

Coldingham is a picturesque coastal village in the Scottish Borders, offering a superb blend of historic charm, stunning natural surroundings and modern convenience. Best known for the Coldingham Priory and the beautiful Coldingham Bay with its scenic coastal walks, the village is ideal for those who enjoy an active outdoor lifestyle. Local amenities include a convenience store, cafes, a primary school, and welcoming community facilities, while the nearby towns of Eyemouth and Berwick-upon-Tweed provide a wider range of shopping, leisure and professional services. Excellent transport links are available via the nearby Reston railway station, offering regular services to Edinburgh, Newcastle and beyond, making Coldingham an attractive choice for both commuters and those seeking a peaceful coastal retreat.



DESCRIPTION:

A truly individual detached 1930s bungalow, thoughtfully enhanced to create a beautiful home, set within a private and secluded garden plot. Beechknowe is a distinctive and characterful detached bungalow, occupying an elevated position on Reston Road and enjoying an enviable sense of privacy. Originally dating from circa. 1930s, the property has been thoughtfully extended and enhanced, creating an exceptionally versatile home that combines period character with generous and adaptable family living. The accommodation is arranged over two levels, with the attic space having been skilfully utilised to provide additional bedrooms and further flexibility for modern family living. The ground floor offers a particularly well-balanced arrangement, including an additional bedroom, an elegant dining room with double doors through to the bright conservatory, shower room, generously proportioned living room with a large bay window and well-appointed kitchen layout leading through to a useful utility room with an access door to the rear.





EXTERNALLY:

Beechknowe enjoys a private, elevated position set back from the road and discreetly screened by a mature, well-established hedge, creating a wonderfully secluded and tranquil setting. The surrounding garden, while offering scope for some thoughtful landscaping and rejuvenation, already provides the foundations for an attractive outdoor space ideal for entertaining and relaxation. Well stocked with an abundance of plants, flowers and shrubs, the garden also features a variety of walkways, secluded seating areas and a pond, adding to its charm and character. Conveniently situated just off Reston Road, the property further benefits from private parking and a garage, providing valuable practicality.



SERVICES:

Main Electricity, Water & Drainage. Oil-Fired Heating.

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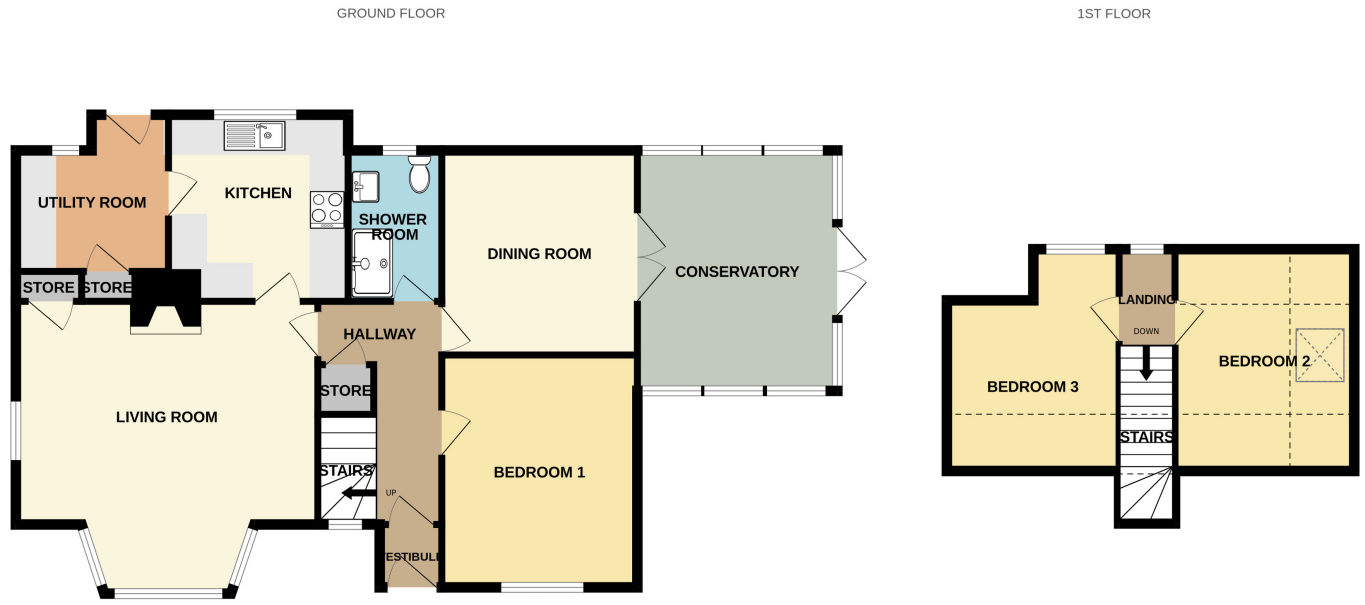
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FLOOR PLAN:



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:

- VESTIBULE (1.07M X 1.05M)
- LIVING ROOM (5.17M X 3.82M)
- KITCHEN (3.18M X 3.09M) at widest
- SHOWER ROOM (2.41M X 1.55M)
- CONSERVATORY (4.11M X 3.43M)
- LANDING (1.68M X 1.04M)
- BEDROOM 3 (3.47M X 2.95M) at widest
- HALLWAY (3.83M X 2.13M) including stairs
- BAY WINDOW (2.98M X 1.12M) at widest
- UTILITY ROOM (2.61M X 2.37M) at widest
- DINING ROOM (3.50M X 3.35M)
- BEDROOM 1 (3.99M X 3.34M)
- BEDROOM 2 (3.80M X 3.05M)

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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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