



Primrose House, 4 Beanburn, Ayton, TD14 5QZ



- End Terraced House
- Living Room with Open Fire
- Study & First Floor WC
- Summer House & Large Outhouse
- Feature Pond & Water Feature

- 3 Double Bedrooms & Bathroom
- Kitchen & Dining Room
- Stunning Enclosed Rear Garden
- Immaculately Presented Throughout
- Enclosed Vennel Access



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viewing this property?

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### LOCATION:

The property is set in the heart of the East Berwickshire village of Ayton, which boasts the beautiful Category A Listed Ayton Castle, built in the 1850s in the Scottish Baronial style in red sandstone, with its impressive surrounding gardens and estate. Ayton also benefits from a well-stocked village shop, known as Ayton Mini Market, serving as a convenient local resource for residents. Ideal for young families with a primary school in the village and modern high school approx. 3 miles away in Eyemouth alongside further amenities. Ayton is situated approx. 1 mile from the A1, providing road access to Edinburgh (approx. 49 miles north) and Berwick upon Tweed (about 8 miles south). Reston railway station, reopened in 2022 is located approx. 3 miles north, serving the East Coast Main Line, offering improved rail connectivity to the area. Overall, Ayton continues to offer a blend of historical charm, community amenities, educational facilities, and transport links, making it a desirable location in the Scottish Borders.

### DESCRIPTION:

This exceptionally spacious and beautifully presented three-bedroom end terraced home has been thoughtfully redesigned by its current owners to maximise both space and functionality, offering a unique and practical upside-down living arrangement. A welcoming entrance hall on the ground floor provides access to three well-proportioned bedrooms and a family bathroom. The master bedroom benefits from its own en-suite shower room and a dedicated dressing area. A rear fully glazed door from the hallway opens directly into the garden courtyard, creating a seamless flow between indoor and outdoor living. Upstairs, the bright and airy first-floor accommodation showcases a generous lounge with an open fire, enjoying dual aspect views. A well-designed kitchen overlooks the garden and is ideally situated next to the formal dining room, perfect for entertaining. Additional features on this level include a study and a convenient WC. This home has been executed and renovated to a high standard throughout which even includes a lift between floors.

### EXTERNALLY:

The enclosed rear garden of this property is truly a hidden gem, exceptional in both design and atmosphere. Lovingly cultivated, the garden is a harmonious blend of vibrant cottage planting, functional growing areas, and tranquil spots to unwind. A picturesque pond anchors the space, surrounded by colourful perennials and mature shrubs. A dedicated vegetable patch and walled fruit garden, complete with a raspberry cage, offer the perfect environment for homegrown produce. The summerhouse with Wi-Fi adds a modern twist to this idyllic outdoor haven. A large outbuilding provides ample storage or workshop potential, and a separate vennel allows for easy access to the courtyard and garden. This enchanting garden perfectly complements the character of the home and provides a peaceful escape just steps from your door.

### SERVICES:

Mains Electricity, Gas, Water & Drainage.

NOTE: Sound-system, Several Picture Lights & Greenhouse not included



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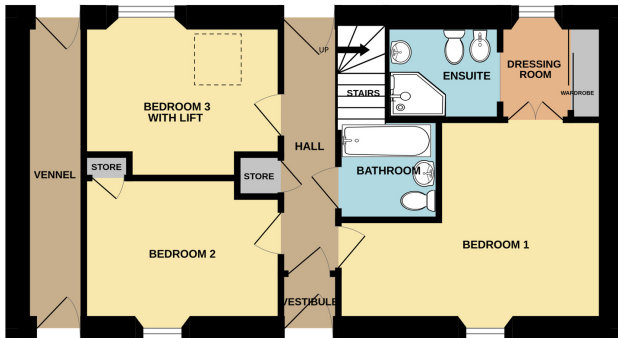
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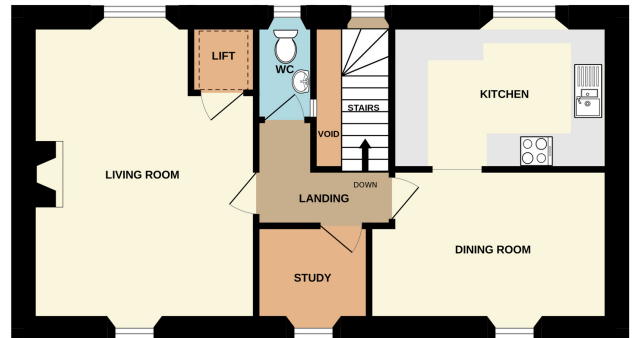
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## FLOOR PLAN:

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:

- VESTIBULE (1.06M X 1.01M)
- BEDROOM 1 (5.01M X 3.83M) at widest
- EN-SUITE SHOWER ROOM (2.08M x 1.89M)
- BEDROOM 2 (3.62M X 2.93M)
- LANDING (L-SHAPED)
- LIVING ROOM (6.18M X 4.64M) including lift cupb'd
- DINING ROOM (4.55M X 3.21M) at widest
- HALLWAY (4.98M X 1.06M)
- DRESSING ROOM (2.05M X 1.88M)
- BATHROOM (1.83M X 1.74M)
- BEDROOM 3 (3.62M X 2.95M) at widest
- WC (1.88M X 1.06M)
- STUDY (2.24M X 1.88M)
- KITCHEN (4.30M X 2.80M)

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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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your property and provide you with an accurate price.  
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