



15 PRIORS WALK, COLDINGHAM, TD14 5PE

- Terraced Family House
- Neatly Fitted Kitchen
- Oil Heating & Double Glazing
- Garden to Front & Rear
- 3 Bedrooms & Bathroom
- Spacious Living / Dining Room
- Ample Storage & WC
- Popular Coastal Village Location

OFFERS OVER £150,000

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P**

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LOCATION

The property is set in the stunning coastal village of Coldingham on the glorious rural south-east coast of Scotland, which is known for its award-winning beach; Coldingham Bay which has stunning walks with the area being designated AONB (Area of Outstanding Beauty). A short walk along the coast lies the famous harbour village of St Abb's recently brought to the attention of the public again especially for Marvel fans, for its fictional twinning with New Asgard from the filming of The Avengers:Endgame. Beyond the harbour lies approx. 200 acres of St Abb's Head National Nature Reserve with its spectacular dramatic coastline. Within Coldingham's thriving community are excellent local amenities including a primary school, country pubs, post office/ café and shops. Eyemouth is approx. 6 miles away and offers further amenities as well as a modern high school. The A1 is approx. 3 miles away and this gives easy access north and south with Edinburgh only about 43 miles away. The train station at Reston opened on the East Coast Mainline in early 2022 and approx.3 miles away from Coldingham. Also, around 15 miles south takes you to Berwick-upon-Tweed which also has a Railway Station. Berwick offers a wide selection of restaurants, pubs, sporting activities, as well as a growing selection of shops with the new Meadow Loaning Retail Park which opened in September 2022. Coldingham 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 great opportunity to purchase this ex-local authority terraced house in a popular seaside village. Coldingham is a sought-after location for locals and especially for those looking for second homes, so a property at this price level is quite rare. The property fundamentally benefits from the major upgrades including oil central heating with an external boiler, double glazing, and a neatly fitted kitchen. However, needs some cosmetic work to make it a home. The beauty of it is that is a blank canvas to put your own decorative stamp on this house. This family house offers spacious accommodation with a bright living / dining room, ample storage and wardrobe space as well as a ground floor toilet and covered porch entrance. Viewing highly recommended to appreciate the potential this property has to offer.

ACCOMMODATION

COVERED PORCH	(2.14M X 1.05M)
HALLWAY	(4.16M X 2.66) at widest including stairs
CLOAK/ELEC CUPBOARD	(0.73M X 0.70M)
WC	(1.42M X 0.77M)
CUPBOARD 2	(1.38M X 0.76M)
CUPBOARD 3	(0.82M X 0.78M)
KITCHEN	(3.59M X 2.94M) at widest
LIVING / DINING ROOM	
LIVING ROOM AREA	(4.06M X 3.50M)
DINING ROOM AREA	(3.16M X 2.56M)
LANDING	(L-SHAPED)
BATHROOM	(2.17M X 1.70M)
BEDROOM 1	(3.29M X 3.41M) not including wardrobes
BEDROOM 2	(3.81M X 3.40M) at widest
BEDROOM 3	(2.81M X 2.10M)
WARDROBE	(1.72M X 0.88M)

EXTERNALLY

A pathway access is between the parallel properties giving pedestrian access to the front garden. The enclosed garden has hedges to both side and a large garden shed. The rear garden is accessed from the on-street parking area and is low maintenance and has the oil tank and external boiler.

SERVICES

Mains Electricity, Drainage and Water
 Oil Fired Central Heating
 Council Tax: Band B
 EPC: Band C

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 (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.