

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Cowdrait, Burnmouth, TD14 5SW

Guide Price £220,000



7 Cowdrait occupies an idyllic setting with superb sea views, situated on the coast at Lower Burnmouth just a short distance from the harbour which is the heart of the local community. This attractive end terraced property is presented onto the market in good order throughout, ideally suited to those searching for an easily managed primary residence but equally suitable as a holiday home or investment opportunity. On the ground floor, the well appointed lounge enjoys uninterrupted sea views and to the rear there is a good sized dining kitchen. Upstairs there are two bedrooms and a bathroom. Outside, the property benefits from a large tiered garden to the rear which benefits from an excellent degree of privacy and has several feature areas. To the front of the house there is the added advantage of ample parking within the bays provided.



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Ground Floor
Entrance Hall
Lounge
Dining Kitchen

First Floor
Two Bedrooms
Bathroom

LPG Heating
Double Glazing

Generous tired garden to the rear
Uninterrupted sea views



Location

The properties at Cowdrait were built between 1932 and 1935 with Lower Burnmouth comprising four old fishing hamlets; Lower Burnmouth, Cowdrait, Ross and Partanhall. The houses are nestled together in groups at the foot of the cliffs overlooking the beach and bay with the harbour at the heart of the community. The location is convenient, close to the A1 and some 4 miles distant from the area's principal town of Berwick Upon Tweed which has a comprehensive range of services including a mainline railway station with regular services to Newcastle, Edinburgh and London. The Berwickshire town of Eyemouth is also within easy reach with local services including schools, supermarket, banks, health centre and a chemist.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water and electricity. LPG central heating. Double Glazing.

EPC

F

Viewings

By appointment with the Selling Agent

Council Tax Band

B

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 60.02 sq m / 646 sq ft

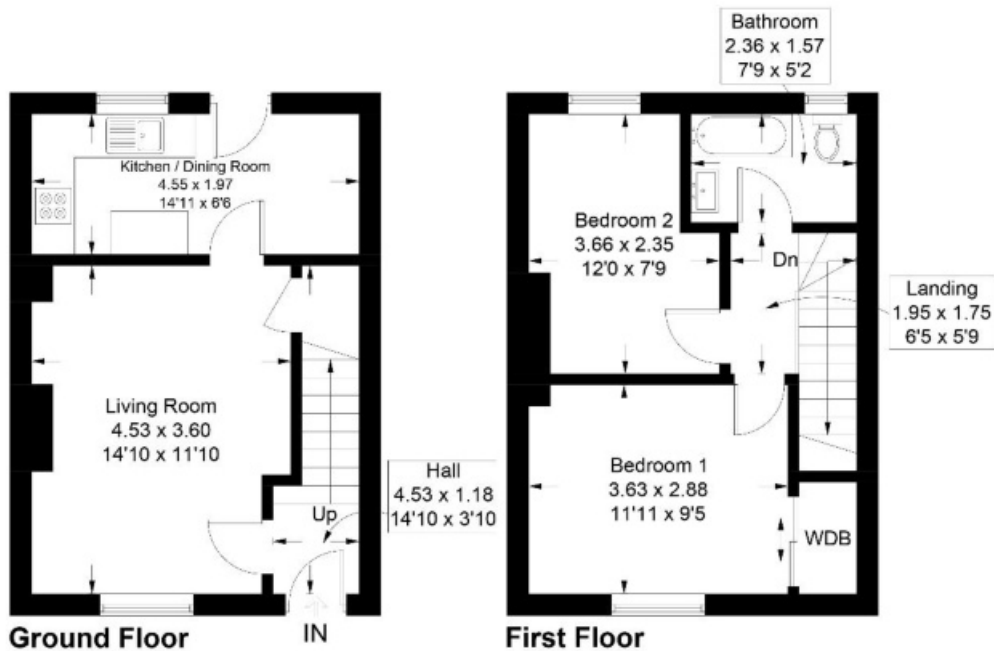


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1058342)

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