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PROPERTIES

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Coldingham Sands | Coldingham | Berwickshire

Ebbastrand











## Accommodation in Brief

### Ground Floor

Kitchen | Utility | Sitting Room/Dining Room | Snug/Study | WC

### First Floor

Four Double Bedrooms each with en-suite facilities

### Externally

Detached Garage | Summerhouse







## The Property

Coldingham Bay, with its horseshoe-shaped shoreline, is one of the most picturesque beaches in southern Scotland. Ebbastrand is one of only a small number of homes that occupy the grassy slopes over the kilometre-long white sand beach situated at the mouth of the Buskin Burn. This detached Edwardian Villa is set far enough back from the water's edge to provide stunning views of the dramatic coastline, yet close enough for an early morning swim or a leisurely stroll on the sand.

Inside, the main living areas are elegantly presented, with a sophisticated blend of stylish and traditional decor. The entrance porch, highlighted by beautiful original stained-glass inserts creates an inviting welcome. A spacious entrance hall, with Karndean flooring, provides access to the principal living areas, a separate WC, and the staircase leading to the first floor.

The kitchen to the left is well-appointed, boasting bespoke hand made solid English Oak cabinetry, elegant granite countertops, integrated dishwasher and a classic cream oil-fired AGA. A generous island enhances both storage and worktop space. There is ample room for a table and chairs, perfect for casual dining. The adjoining utility room and boot room offer added convenience with additional wall and floor units, shelving and is complete with plumbing for a washer and dryer.

Adjacent to the kitchen, a second reception room with fitted shelving and a storage cupboard offers versatile options, ideal as an additional living area or a dedicated home office. This inviting space is further enhanced by a recessed fireplace featuring a contemporary multi-fuel stove.

At the opposite end of the property, you'll find a stylishly furnished sitting room, featuring traditional decorative cornices and ceiling roses that frame the separate seating and dining areas. A Minster stone fireplace with green marble inlay and hearth serves as a captivating focal point. However, the true highlight of the room is the row of large south facing windows that flood





the space with natural light and offer sweeping views over the immaculate front garden, picturesque bay and ocean beyond it. French doors provide access to the decked terrace veranda.

Ascending to the first floor via the original staircase, you arrive at a bright and spacious landing featuring a distinctive barrelled ceiling and a striking full-length stained-glass window. This landing provides access to four generously sized double bedrooms, each with its own en-suite facilities. The principal bedroom's en-suite boasts a roll-top bath and a double shower cubicle. The adjoining bedroom includes a bath with an overhead electric shower, and the two remaining bedrooms are equipped with modern shower rooms.

The loft space has been boarded out and features extensive insulation, enhancing its usability and energy efficiency.













## Externally

The property is accessed via a gravelled driveway with sensor lighting, that provides off-road parking for several vehicles. Additionally, there is a large, detached garage with automatic doors equipped with power.

The notable highlight is the landscaped gardens that immediately surround Ebbastrand. These gardens offer total privacy and ample space for relaxation and entertaining. The main garden, facing southeast, overlooks the bay and features a concealed pond with sensor lighting, extensive hardwood decking, a circular central lawn, and gravel pathways.

On the opposite side of the lane lies an additional beach garden that extends down towards Coldingham Bay, recently named the second-best beach in Scotland by Timeout magazine (May 2024). Within the beach garden, a winding pathway passes through a sloped area with extensive decorative planting, leading to two linked decked seating areas with a custom-built summerhouse offering incredible views. A boardwalk provides direct access to the tranquil shores of Coldingham Bay.

ADT Alarm System with Control Panel and remote Smart Services App ensures security and peace of mind.







## Local Information

Coldingham Sands, located in Coldingham near Eyemouth, is a picturesque beach known for its golden sands and clear waters, perfect for swimming, surfing, and coastal walks. Surrounded by scenic cliffs and dunes, it offers stunning views and rich wildlife, including seabirds and marine life. The charming fishing village of St. Abbs is also within easy reach, accessible via a scenic cliff-top walk of less than a mile. You can also explore the historic Coldingham Priory or take the Berwickshire Coastal Path for breathtaking vistas. Coldingham Sands is an ideal spot for relaxation, nature appreciation, and outdoor activities.

For schooling, families in Coldingham Sands have access to Coldingham Primary School. A short drive away in Eyemouth, there are both Eyemouth Primary School and Eyemouth High School. Additionally, the independent Longridge Towers School, which serves pupils aged 3 to 18, is situated just outside Berwick-upon-Tweed.

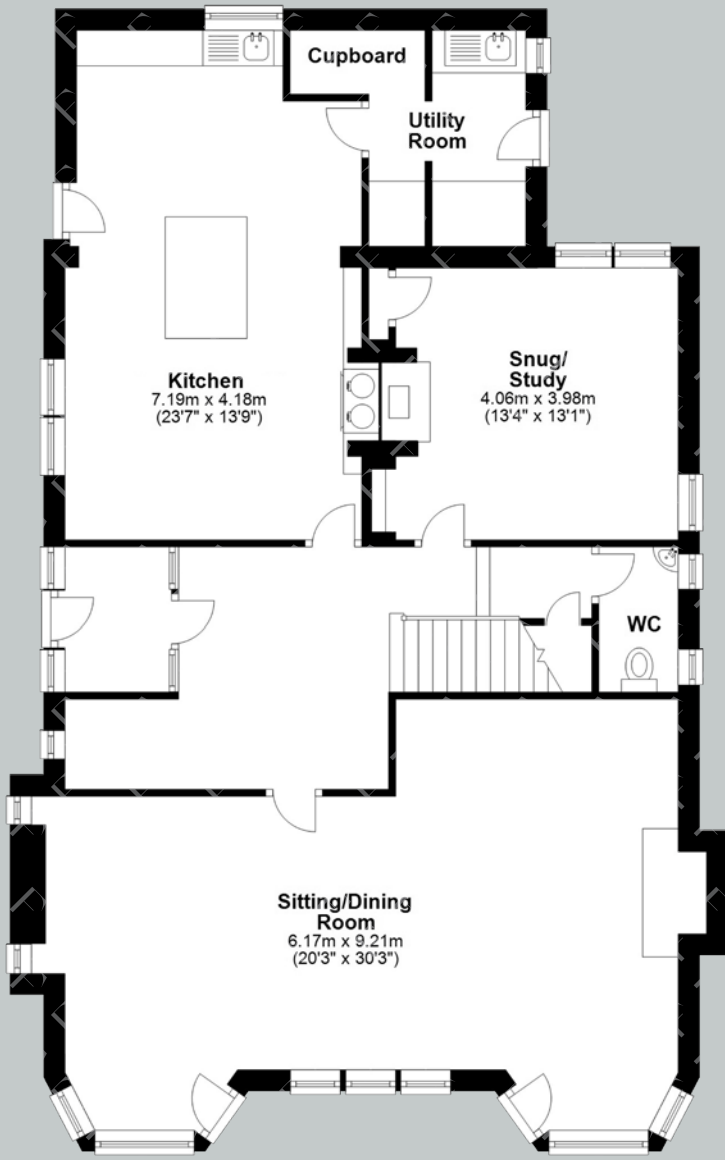
Both Berwick-upon-Tweed and the nearby village of Reston are served by railway stations on the East Coast Main Line, which connects London, Edinburgh, and Newcastle upon Tyne. Additionally, international airports are conveniently located in both Newcastle and Edinburgh.



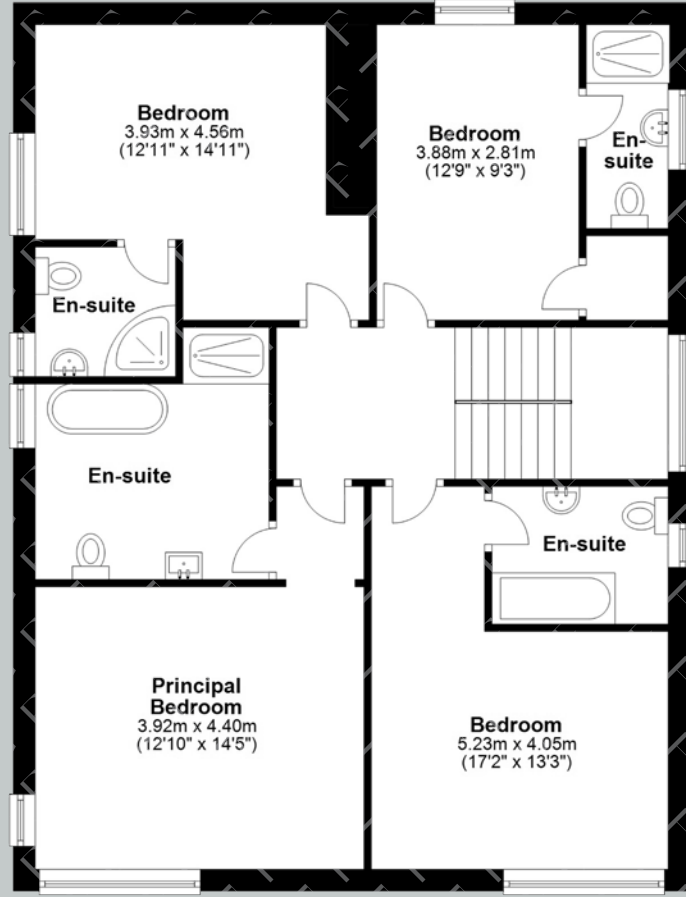




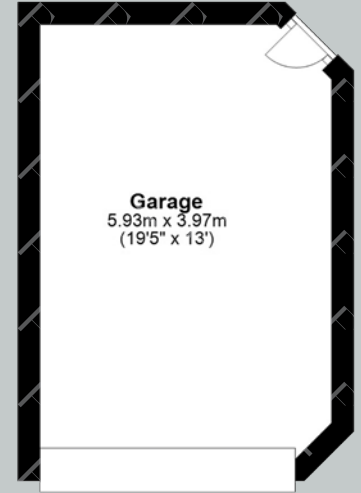
# Floor Plans



Ground Floor



First Floor



Total area: approx. 249.6 sq. metre (2686.9 sq. feet)



Google Maps

what3words



///chair.slippers.reverses

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains water and drainage. Oil fired dual zone central heating and hot water with Google Nest controls allowing remote control via app. Three phase electricity with facilities to connect to generator.

Fibre broadband for faster internet speeds.

Postcode

Council Tax

EPC

Tenure

TD14 5PA

Band G

Rating E

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)









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15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://finest.co.uk)

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