



12 Brierydean, St Abbs, TD14 5PQ



Offers Over £250,000

- Semi-Detached House
- Living Room & Sunroom
- Entrance Hall & Cloakroom
- Integral Garage & Parking
- Stunning Coastal Location

- 4-Bedrooms & Bathroom
- Breakfasting Kitchen
- Utility Room & Gardeners' WC
- Large Corner Garden Plot
- Spacious Accommodation



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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

Perched on the dramatic coastline of the Scottish Borders, St Abbs is an exceptional village renowned for its rugged natural beauty, peaceful ambience and strong sense of community. Overlooking striking cliffs and the sparkling expanse of the North Sea, the village offers a rare opportunity to enjoy an inspiring seascape setting alongside the comfort and charm of a traditional Borders community. St Abbs lies just a short distance from the bustling harbour town of Eyemouth and the historic market town of Berwick-upon-Tweed, each providing a wide selection of independent shops, cafes, restaurants and everyday amenities. Excellent road and rail connections place Edinburgh within comfortable commuting distance, while local services, schooling and leisure facilities are readily accessible throughout the wider area. For those who relish the outdoors, St Abbs is truly exceptional. The village is home to the famed St Abbs Head National Nature Reserve, with its dramatic cliff paths, wildlife-rich landscapes, and far-reaching sea views. The clear waters of St Abbs Marine Reserve attract divers and coastal adventurers from across the world, while walkers, photographers and nature enthusiasts are spoiled for choice at every turn.

#### DESCRIPTION:

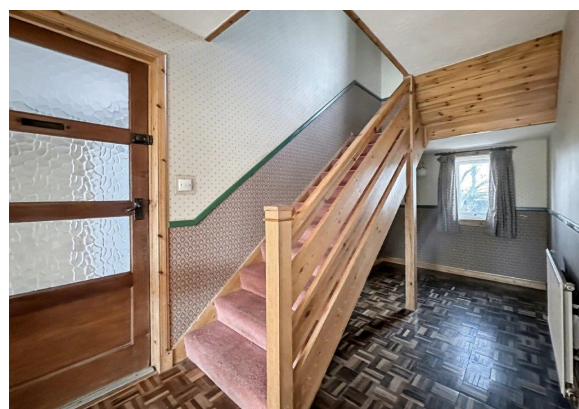
A rare opportunity has arisen to purchase a four-bedroom home in St Abbs within a more accessible price range. In a village known for its high proportion of holiday properties, this house presents an excellent chance to secure a holiday home or a spacious family home. The previous owners have significantly extended the property, adding a generous rear sun lounge which complements the existing ground-floor living room. The layout also includes a breakfast room, kitchen, porch, cloakroom, utility room and a gardener's wc, all providing internal access to the attached garage. The attic has been thoughtfully converted to create two additional bedrooms, transforming what was once a two-bedroom semi-detached house into a well-proportioned four-bedroom property. While some modernisation would be beneficial, this home offers extensive potential for further improvement and personalisation.

#### EXTERNALLY:

Set on a generous corner plot within a quiet cul-de-sac in the picturesque coastal village of St Abbs, this property offers excellent outdoor space and versatile parking options. To the front, there is a garden area alongside driveway parking leading to an integral garage. Additional parking is available in the rear garden, accessed from the side of the property. The rear garden also benefits from a gate opening directly onto a pathway which leads straight to the coastal path—one direction taking you into the heart of St Abbs, and the other guiding you down to the beautiful sands of Coldingham Bay. It is clear the garden was once carefully landscaped, featuring ponds and patio areas, and with some attention it could be restored to its former charm.

#### SERVICES:

Mains Electricity, Water & Drainage.



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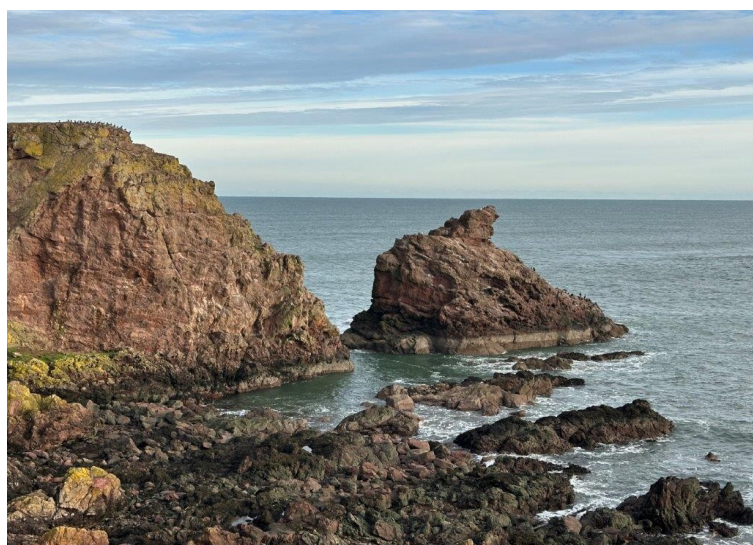
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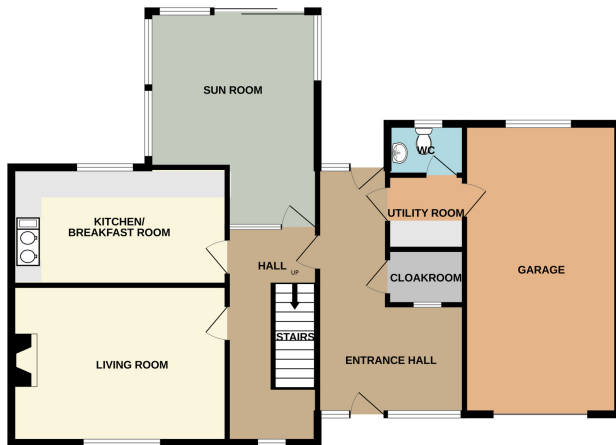
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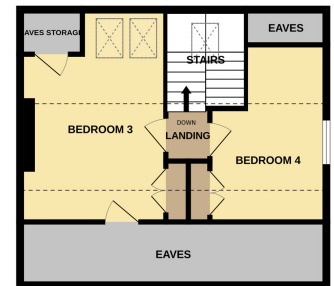
## FLOOR PLAN:



GROUND FLOOR



1ST FLOOR



2ND 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:

- ENTRANCE HALL (5.67M X 3.37M) at widest
- UTILITY ROOM (1.76M X 1.92M)
- INTEGRAL GARAGE (6.67M X 3.53M)
- SUNROOM (5.05M X 3.69M) at widest
- LIVING ROOM (4.95M X 3.62M)
- BEDROOM 1 (4.37M X 3.01M)
- BATHROOM (3.24M X 3.35M) at widest
- BEDROOM 3 (4.37M X 3.29M) at widest
- CLOAKROOM (1.77M X 1.09M)
- GARDENERS' WC (1.76M X 1.09M)
- INNER HALL ( 4.70M X 1.92M) including stairs
- BREAKFASTING KITCHEN (4.88MX X2.68M)
- 1st FLOOR LANDING
- BEDROOM 2 (3.35M X 3.24M)
- 2nd FLOOR LANDING
- BEDROOM 4 (4.20M X 2.66M) at widest

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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.  
You can find more information on our website.