



**Law Cottage,**  
Coldingham, Berwickshire, TD14 5PY  
**Offers Over £250,000**

Ref: 67



Located on the outskirts of this popular coastal Scottish village, we are pleased to bring to the market this spacious three bedroom detached cottage. Law Cottage is in need of modernisation and upgrading, however, it offers huge potential to create a stunning family home. The spacious interior has the benefits of double glazing and partial electric heating, two reception rooms with fireplaces and walk-in cupboards, a kitchen and large shower room. On the first floor are three large double bedrooms, two of which are south facing with countryside views.

Generous gardens surrounding the property, which include a driveway offering parking for several cars, lawns, fruit trees, a garage and outhouse.

This would make an ideal family or holiday home.

Viewing is recommended.



## Coldingham

Coldingham has become one of the most sought after coastal villages in the Scottish Borders and a popular holiday destination. The village has excellent facilities which include two public houses, cafés, small independent shops, a post office and a primary school. There is a beautiful sandy beach at Coldingham Bay and superb diving at St Abbs only 1.5 miles away. The nearest town is Eyemouth (4 miles) where there is more varied shopping and facilities, including a swimming pool. Berwick-upon-Tweed is only 10 miles from Coldingham, where the nearest railway station is located. Edinburgh is 46 miles.

### Entrance Hall

11'3 x 12'7 (3.43m x 3.84m)

Entrance door to the front of the house giving access to the hall, which has stairs to the first floor landing with an under stairs cupboard. Night storage heater and a window to the front.

### Living Room

16' x 16'7 (4.88m x 5.05m)

A good sized reception room with a triple window to the front and a fully tiled fireplace. The living room has a walk-in cupboard housing the hot water tank and electric metre with a window to the rear. Night storage heater and four power points.

### Kitchen

7' x 15'8 (2.13m x 4.78m)

Range of wall storage cupboards and a stainless steel sink and drainer below the double window to the rear. Plumbing for an automatic washing machine and a built-in storage cupboard. Electric wall heater. Partially glazed entrance door to the rear garden.

### Shower Room

7'6 x 12'2 (2.29m x 3.71m)

White three piece suite which includes a double shower cubicle, a wash hand basin with a double shaver socket and medicine cabinet above and a toilet with a toilet roll holder. Frosted double window to the rear, night storage heater and a heated towel rail.

### Sitting Room/Bedroom 4

15'2 x 11'5 (4.62m x 3.48m)

A good sized room with a tiled fireplace and a double window to the front. Walk-in storage cupboard with a window to the rear. Night storage heater and four power points.

### First Floor Landing

10'6 x 16'4 (3.20m x 4.98m)

Giving access to all the rooms on the first floor level and a triple window to the front, the landing has access to the loft and a night storage heater. Two power points.

### Bedroom 1

20'1 x 17'6 (6.12m x 5.33m)

A large double bedroom with a triple window to the front with countryside views. Electric panel heater and six power points.

### Bedroom 2

20'1 x 12'9 (6.12m x 3.89m)

Another double bedroom with a triple window to the front and an electric panel heater. Six power points.

### Bedroom 3

9'7 x 16'1 (2.92m x 4.90m)

A double bedroom with a triple window to the rear. Electric panel heater and six power points.

### Outside

Driveway to the front of the house with parking for several cars. There is a brick built outhouse and garage. Good sized garden surrounding the property which comprises of a lawn garden to the front and gardens to the side and rear which contain fruit trees and offer potential to landscape further.

### Home Report

To access the home report for this property please log onto the below website and enter the reference number and postcode:

[www.packdetails.com](http://www.packdetails.com)

Reference: HP647759

Postcode: TD14 5PY

### General Information

Electric heating.

Double Glazing.

All mains services are connected except for gas.

Council tax band E.

Energy Rating G (11)

### Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are not all included in the sale. All heating systems and their appliances are untested.

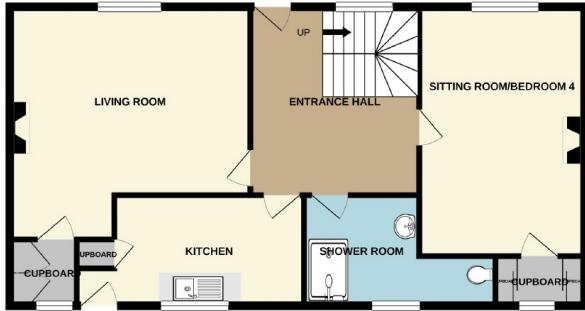
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent. Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA: 1621 sq.ft. (150.6 sq.m.) approx.

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.  
Made with Metropix ©2020

**Important Information** You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**Berwick Office**  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@aitchisons.co

**Wooler Office**  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@aitchisons.co



Zoopa.co.uk

