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UPPER BURNMOUTH, Laneside, TD14 5SQ
Guide Price £250,000

DESCRIPTION

Situated on a quiet country road on the outskirts of this conveniently located village, Laneside enjoys fine views over neighbouring farmland towards the sea. Whilst requiring some modernisation and upgrading it nevertheless affords an excellent opportunity for the purchaser to style and refurbish to their own specification. The property currently comprises:- Vestibule, L-shaped Hallway, extremely bright and spacious Sitting Room, Dining Room, Kitchen, Utility Room, Rear Porch, 3 Bedrooms, Shower Room and Bathroom. The property benefits from double glazing and gas central heating. An adjoining garage provides workshop/storage facilities and a tarmac driveway affords off-road parking. The enclosed garden ground surrounding the property is mainly laid to lawn with paved and gravelled areas with some shrub borders and trees providing interest and colour.

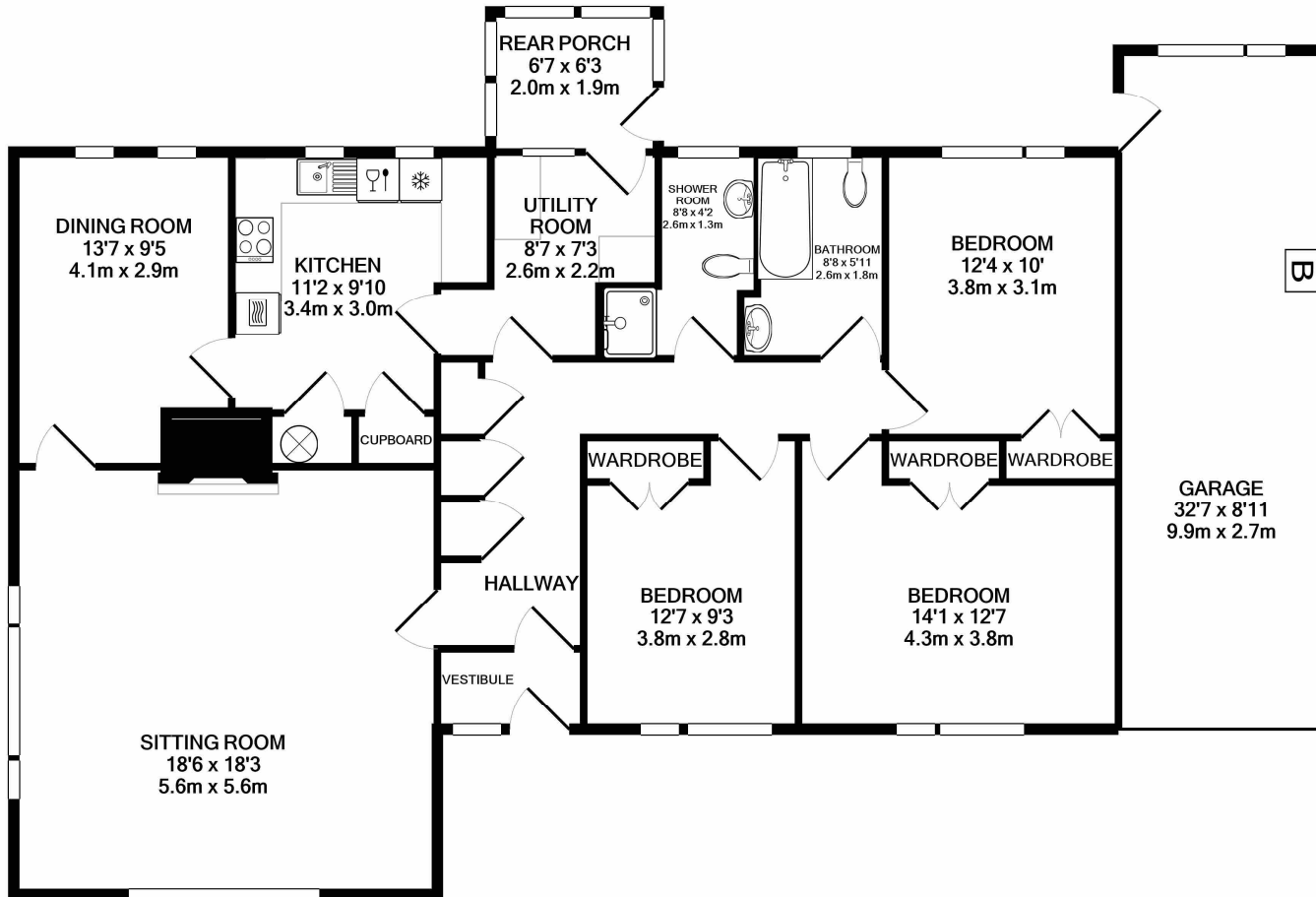
LOCATION

Burnmouth is small fishing village located just off the main A1 trunk road and claims to be the first and last village in Scotland after crossing the border from England and indeed the village pub is called The First and Last. Forming part of the Berwickshire Coastal Path the village is built over two levels with the more modern part Upper Burnmouth being linked to the older harbour and foreshore known as Lower Burnmouth by a steep winding brae. It is just a short drive to the nearby historic town of Berwick-upon-Tweed providing good shopping and leisure facilities together with a mainline railway station (approx. 6 miles) and also to the nearby harbour town of Eyemouth with its schools, doctor's surgery, pharmacy, golf course etc. (approx. 3 miles).



ACCOMMODATION

A vestibule with quarry tiled floor leads into an L-shaped hall with three storage cupboards one of which houses the electric meter and fuse board. A loft ladder accesses a floored loft. To the left of the hall is an extremely bright and spacious sitting room with large front facing picture window affording a lovely open view towards the sea and further side facing window. A reconstituted stone fireplace with slate effect hearth and timber mantel houses a gas fire. A door to the back of the room leads into the dining room which in turn leads into the kitchen. This has a range of oak base and wall mounted units, integrated oven, hob, extractor hood, fridge and dishwasher and additional storage is provided by a shelved pantry and further cupboard housing the hot water tank. Next door is a useful utility with worktop and plumbing for an automatic washing machine. Off the utility is the rear porch which in turn gives access to the rear garden. A glazed door from the utility room returns to the hall which in turn leads to the bedrooms all of which benefit from built-in wardrobes. Two bedrooms are front facing also benefitting from the fine outlook. The rear facing bathroom has a coloured suite and is tiled to half height while the adjoining shower room is fully tiled with a recessed cubicle. An adjoining single garage with up and over door to the front and pedestrian door to the rear houses the gas central heating boiler



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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VESTIBULE

HALL

SITTING ROOM – 5.6m x 5.5m (18' 6" x 18' 3")

DINING ROOM – 4.1m x 2.9m (13' 7" x 9' 5")

KITCHEN – 3.4m x 3.0m (11' 2" x 9' 10")

UTILITY – 2.6m x 2.2m (8' 7" x 7' 3")

REAR PORCH – 2.0m x 1.9m (6' 7" x 6' 3")

BEDROOM 1 – 4.3m x 3.8m (14' 1" x 12' 7")

BEDROOM 2 – 3.8m x 3.1m (12' 4" x 10' 0")

BEDROOM 3 – 3.8m x 2.8m (12' 7" x 9' 3")

BATHROOM – 2.6m x 1.8m (8' 8" x 5' 11")

SHOWER ROOM – 2.6m x 1.3m (8' 8" x 4' 2")

GARAGE – 9.9m x 2.7m (32' 7" x 8' 11")

OUTSIDE

The garden ground surrounding the property is mainly laid to lawn with areas of paving and gravel while an assortment of shrubs, fruit trees and mature trees provide colour and interest.

EXTRAS

All floor coverings, blinds and light fittings are included in the sale.

COUNCIL TAX - Band F. Total charges for 2020/21 are £2,684.87.

ENERGY EFFICIENCY RATING C.

SERVICES

The property is served by mains gas, electricity, water and drainage.

VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

