



14 SEAVIEW TERRACE, ST ABBS, TD14 5PR

- Terraced Cottage
- 2 Bedrooms
- Kitchen & Lounge
- Coastal Village Location
- Stunning Sea Views
- Bathroom
- Garden Ground
- Ideal Holiday Home

OFFERS OVER £150,000

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&
P

MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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LOCATION

St. Abbs is on the south east coast of Scotland in the county of Berwickshire. The village of St. Abbs is a community with a rich heritage and a spectacular location. The sea around St. Abbs with its crystal clear water is a well-known scuba diving area. The adjacent headland with its towering cliffs is a noted National Trust Nature Reserve boasting a wide variety of bird life. The glorious award winning sandy beach at nearby Coldingham Bay can be accessed from St Abbs via the coastal route pathway.

Approx. 4 miles away is the main A1 with Edinburgh approx. 47 miles away. Approx. 14 miles south takes you to Berwick-Upon-Tweed with its mainline East Coast Railway Station and a wide selections of amenities.

DESCRIPTION

This traditional terraced fishing cottage, set in the popular holiday village of St Abbs, in a sought after location with views over the sea, the harbour and St Abbs Head. This charming cottage would make an ideal holiday home in such a sought after location. The property has open fires in both the lounge and the breakfasting kitchen areas and electric heating in the two double bedrooms. Although the property would benefit from some upgrading, this row of pretty cottages are uniform in style with slate roofs, dormer windows and matching canopy porches. Steeped in history, these properties originally had wash-houses over the lane and in Victorian times many of the residents vacated their homes for the summer months to accommodate holiday makers from the cities. Viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL	(1.71M X 1.12M)
LOUNGE	(4.71M X 3.73M)
BREAKFASTING KITCHEN	(2.98M X 2.93M)
BATHROOM	(1.82M X 1.64M)
BEDROOM 2	(4.73M X 2.84M) at widest
LANDING	(2.18M X 1.17M)
BEDROOM 1	(4.50M X 3.60M) at widest

EXTERNALLY

There is a small garden to the rear which is laid to lawn and a small garden which is split into two sections to the front. The first section is a low maintenance patio garden area with some plants and pots. The second area provides a more secluded sitting area which is a fantastic viewing platform to admire the rugged coastline, wildlife and the historic working harbour.

SERVICES

Mains Electricity and Water
Council Tax: Band B
EPC: Band G

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 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 sonic 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.