



SHANLEIGH, MAIN STREET, RESTON, TD14 5JS

- Converted Bungalow
- Living / Dining Room
- Kitchen & Utility Room
- Parking & Gardens
- 5 Bedrooms
- Modern Bathroom
- Shower Room
- Village Location

OFFERS AROUND £240,000



MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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LOCATION

The property is in the East Berwickshire village of Reston which lies on the Western Bank of the River Eye. Reston is a small but vibrant community village with campaigners actively trying to re-open the station on the busy East Coast Railway Line. A close-knit community with a primary school and a village shop, Reston also sits just off the A1 with Edinburgh approx. 47 miles north and Berwick upon Tweed approx. 11 miles south which offers extensive amenities including larger supermarkets, wide variety of shops, restaurant and also with a great range of recreational facilities. Berwick upon Tweed has excellent transport links. The Berwick train station sits on the East Coast line with trains typically going from Berwick to London in under 4 hours and Berwick to Edinburgh or Newcastle in under 1 Hour.

Alternatively, Dunbar is approx. 19 miles north and it also offers a wide range of amenities and a train station also on the East Coast Line.

DESCRIPTION

A substantial detached bungalow with an attic conversion to create a spacious 5 bedroom family home. This property is offered in clean decorative order and is in walk-in condition, ideal for busy families. This well-proportioned house also benefits from oil fired central heating, double glazing, neutral décor, neatly fitted kitchen, modern bathroom fittings and ample storage with most of the bedrooms also having fitted wardrobes. There is also a handy utility room with a door out the rear parking and garden area. This former bungalow as expected has all the main living accommodation on the ground floor as well as 3 bedroom and the family bathroom, so may be suitable for disabled accessibility. The first floor has a further 2 double bedrooms and a shower room. Viewing is highly recommended to appreciate the space this converted bungalow has to offer.

ACCOMMODATION

VESTIBULE	(1.37M X 1.19M)
INNER HALL ('L'-shaped)	
LOUNGE / DINER	(7.80M X 4.52M) at widest
KITCHEN	(3.28M X 3.21M)
UTILITY ROOM	(3.26M X 2.84M) including boiler cupboard
FAMILY BATHROOM	(2.83M X 2.46M)
BEDROOM 1	(3.69M X 2.88M)
BEDROOM 2	(3.91M X 3.34M)
BEDROOM 3	(3.03 X 2.00M)
LANDING	(3.18M X 2.28M) including stairs
BEDROOM 4	(4.56M X 3.57M) at widest
SHOWER ROOM	(2.68M X 1.77M) at widest
BEDROOM 5	(5.84M X 3.58M) including built-in wardrobe

EXTERNALLY

The property is set in an enclosed garden which is bounded by a picket style fence. The garden is well laid out with a neat front garden, to one side is a practical area with the oil tank, raised vegetable bed and an apple tree. To the other side the neat garden continues around to the rear where there is a gated vehicular access with gravel parking at the rest of the rear garden is predominately laid to lawn.

SERVICES

Mains Electricity and Water
Oil Fired Central Heating
Council Tax: Band E
EPC: Band D

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 (DX 5565221 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.