



2 Hazel Court, Old Town, Ayton, TD14 5RU



- Modern Townhouse
- Bright Living Room
- WC / Utility Room
- Gas Heating & PV Solar Panels
- Low-maintenance Patio Garden



3



3



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EPC B



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- 3 Double Bedrooms
- Kitchen / Diner
- Shower Room & Bathroom
- Quality Fittings & Appliances
- Immaculately Presented

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

The property is set in the heart of the East Berwickshire village of Ayton, which boasts the beautiful Category A Listed Ayton Castle, built in the 1850s in the Scottish Baronial style in red sandstone, with its impressive surrounding gardens and estate. Ayton also benefits from a well-stocked village shop, known as Ayton Mini Market, serving as a convenient local resource for residents. Ideal for young families with a primary school and modern high school approx. 3 miles away in Eyemouth alongside further amenities. Ayton is situated approx. 1 mile from the A1, providing road access to Edinburgh (approx. 49 miles north) and Berwick upon Tweed (about 8 miles south). Reston railway station, reopened in 2022 and is located approx. 3 miles north, serving the East Coast Main Line, offering improved rail connectivity to the area. Overall, Ayton continues to offer a blend of historical charm, community amenities, educational facilities, and transport links, making it a desirable location in the Scottish Borders.

### DESCRIPTION:

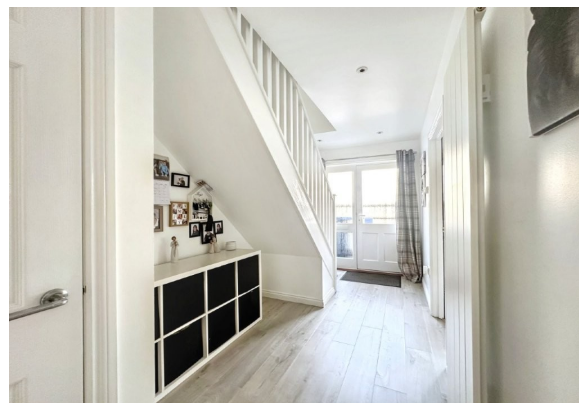
This immaculate semi-detached townhouse is located in Hazel Court, a small and exclusive development of just four properties in the charming village of Ayton, Scottish Borders. Extending over three floors, the property offers well-proportioned accommodation, designed for modern, low-maintenance living. Built around 13 years ago, the home benefits from the installation of solar panels with FIT. Internally, the current owners have upgraded throughout, with the installation of a stylish white kitchen with quality appliances including a Quooker tap and waste disposal as well as a practical utility room / WC. The well-considered layout features high-quality fixtures and fittings, with wc, bathroom and shower room facilities on each of the three floors, offering great flexibility for modern family life or guests. Hazel Court offers a peaceful and secure setting, making it an ideal main residence or a great second home.

### EXTERNALLY:

Externally, there is a small, low-maintenance patio garden along with allocated residents' parking within a private car park to the rear.

### SERVICES:

Mains Electric, Gas, Water & Drainage. PV Solar Panels.



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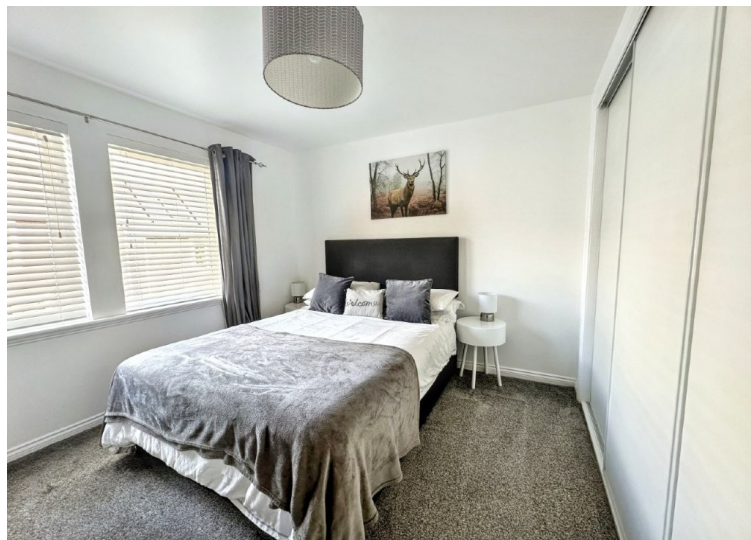
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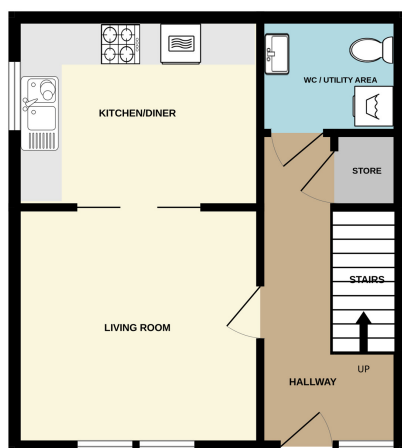
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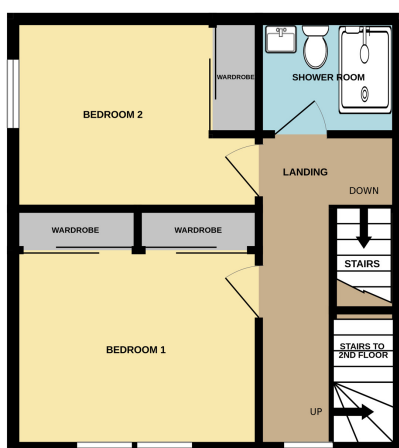


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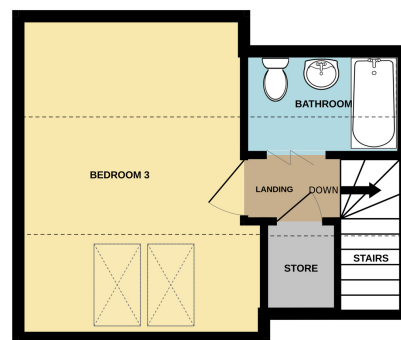
### FLOOR PLAN:



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:

- HALL (4.72M X 2.04M) including stairs
- KITCHEN / DINER (3.59M X 2.77M)
- 1st FLOOR LANDING (4.72M X 2.01M) including stairs
- BEDROOM 2 (3.57M X 2.83M) including wardrobes
- 2nd FLOOR LANDING (1.37M X 0.97M)
- LIVING ROOM (3.60M X 3.52M)
- WC / UTILITY (2.04M X 1.70M)
- SHOWER ROOM (2.06M X 1.70M)
- BEDROOM 1 (3.64M X 3.57M) including wardrobes
- BEDROOM 3 (4.71M X 3.56M) 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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Request a home visit for one of our team to thoroughly review  
your property and provide you with an accurate price.  
You can find more information on our website.