3 Priors Walk, Coldingham, TD14 5PE



- Detached House
- Bright Living / Family Room
- 3 Bedrooms & Bathroom
- Air-Source Heat Pump
- Garage / Workshop
- Upside-Down Living
- Spacious Kitchen / Dining Room
- Solar PV with Battery
- Garden & Parking
- Coastal Village Location

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Interested In viewing this property?

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LOCATION:

Coldingham is a picturesque coastal village in the Scottish Borders, offering a superb blend of historic charm, stunning natural surroundings and modern convenience. Best known for the Coldingham Priory and the beautiful Coldingham Bay with its scenic coastal walks, the village is ideal for those who enjoy an active outdoor lifestyle. Local amenities include a convenience store, cafes, a primary school, and welcoming community facilities, while the nearby towns of Eyemouth and Berwick-upon-Tweed provide a wider range of shopping, leisure and professional services. Excellent transport links are available via the nearby Reston railway station, offering regular services to Edinburgh, Newcastle and beyond, making Coldingham an attractive choice for both commuters and those seeking a peaceful coastal retreat.



DESCRIPTION:

A striking and spacious detached home showcasing classic 1970s "upside-down living" design, thoughtfully arranged to maximise light, space and views. The standout feature is the impressive first floor living / family room, occupying the entirety of the upper level and centred around a dramatic dual-aspect open fireplace. Full-height windows and patio doors flood the room with natural light and open onto a generous balcony with sea views positioned above the garage roof. On the ground floor, the welcoming entrance hall leads into a superb open-plan kitchen / dining area, creating a true heart-of-the-home atmosphere with direct access to the rear garden. The bedroom accommodation is privately arranged off an inner hallway and comprises three well-proportioned bedrooms together with the family bathroom. Rich in original character, the property retains several appealing period features including parquet flooring and a distinctive blue bathroom suite. With mid-century inspired interiors once again highly sought after, this home offers an exciting opportunity for a creative buyer to refurb or revive this architectural design. Renewables include an air-source heat pump and solar PV panels with battery storage, although, this could be further maximised with new windows.





EXTERNALLY:

Occupying a peaceful cul-de-sac position, this charming property enjoys a wonderfully secluded setting between School Road and Priors Walk. Perfectly positioned to offer both tranquillity and convenience, it is just moments from the vibrant heart of this sought-after seaside destination, allowing easy access whilst providing a welcome sense of privacy and retreat during the bustling summer months. The property is enveloped by well established gardens, with mature hedges and trees creating a delightful and secluded outdoor haven. A private driveway provides off-road parking for one vehicle, complemented by a garage, currently arranged as a practical workshop, offering excellent versatility for hobbies, storage, or future adaptation.



SERVICES:

Mains Electric, Water & Drainage. Air-source Heat Pump. Solar PV with Battery Storage.

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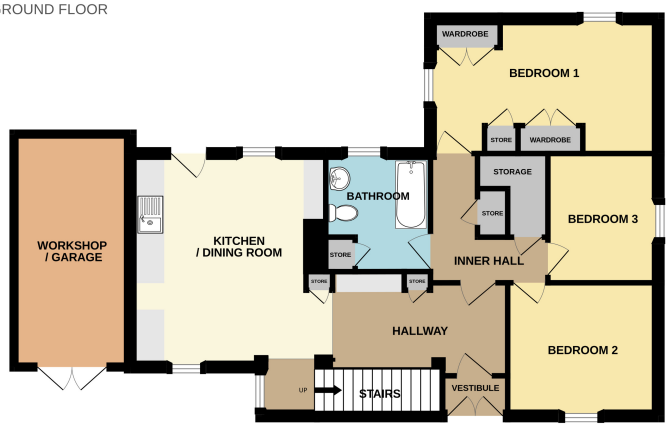
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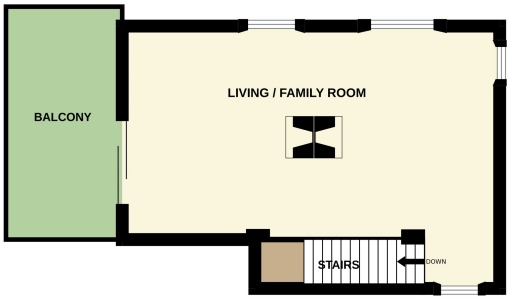
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FLOOR PLAN:

GROUND FLOOR



1ST 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:

- VESTIBULE (1.42M X 0.86M)
- KITCHEN / DINING ROOM (5.03M X 4.47M)
- BEDROOM 2 (3.28M X 2.90M)
- STORE (1.95M X 0.90M)
- BEDROOM 1 (5.10M X 2.93M) at widest
- FIRST FLOOR LIVING / FAMILY ROOM (8.99M X 5.68M)
- GARAGE / WORKSHOP (5.36M X 2.03M)
- RECEPTION HALL / STAIRS (5.35M X 2.89M)
- INNER HALL (L-SHAPED)
- BEDROOM 3 (3.00M X 2.30M)
- ELECTRIC CUPBOARD
- BATHROOM (2.64M X 2.49M) including cupboard
- BALCONY (5.59M X 2.53M)

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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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