5 The Bay, Coldingham Bay, TD14 5PA



- Minimal Modern Architecture
- Open Plan Living / Dining / Kitchen
- Bathroom & Shower Room
- Terrace Style Enclosed Garden
- Stunning Coastal Location
- Ground Floor Apartment
- 2 Double Bedrooms
- Sliding Door Glazed Facade
- Allocated Private Parking
- Contemporary Clean Finish

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LOCATION:

Coldingham Bay is a stunning sandy beach on Scotland's southeast coast, popular and well renowned for its clear waters, scenic cliffs, and family-friendly atmosphere. Perfect for coastal walks, water sports, and relaxing days by the sea, it offers a charming setting just minutes from the village of Coldingham.

DESCRIPTION:

Step into a world of coastal elegance with this exceptional 2-bedroom, 2-bathroom ground floor apartment set in the heart of the sought-after Coldingham Bay. Designed with clean architectural lines and contemporary flair, this stunning home offers an atmosphere more reminiscent of Miami than the Scottish coast.

Flooded with natural light, the spacious open-plan living area boasts floor-to-ceiling sliding glass doors that open onto a private terrace—perfect for entertaining or relaxing with breathtaking sea views over the bay. Inside, stylish coastal accents and natural textures create a calm and inviting retreat. Both bedrooms are generously sized, with the master suite featuring its own en-suite bathroom and ample storage. The second bedroom and additional full bathroom provide comfort and flexibility for guests or family living.

The property sits within an exclusive, modern development with well-maintained communal areas, landscaped paths, and direct access to the bay. Whether you're looking for a full-time residence, a weekend escape, or an investment in a premier holiday let location, this apartment offers unmatched style and serenity on Scotland's southeast coastline.

EXTERNALLY:

Outdoors, the private decked patio, grassed area and block paved path compliment each other and add a touch of resort luxury, perfect for alfresco dining or simply soaking in the sea breeze. The building's minimalist white facade with matching boundary planter walls completes the sun-drenched aesthetic.

SERVICES:

Mains Electricity, Water & Drainage. LPG Metered Gas.









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FLOOR PLAN:

GROUND 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:

- ENTRANCE (4.61M X 1.96M) at widest
- LIVING / DINING / KITCHEN (9.91M X 4.40M)
- BEDROOM CORRIDOR (3.54M X 1.21M)
- BEDROOM 1 (5.90M X 3.18M) at widest
- WALK-IN WARDROBE (2.17M X 1.47M)
- CLOAK CUPBOARD (1.20M X 0.60M)
- UTILITY ROOM (2.48M X 1.96M)
- BATHROOM (2.19M X 2.13M)
- EN-SUITE SHOWER (2.73M X 2.04M) at widest
- BEDROOM 2 (4.76M X 3.16M) including wardrobes

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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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