



Flat 6, Press Castle, Coldingham, TD14 5TS



Offers Over £135,000

- Upper Ground Floor Apartment
- Living / Dining Room
- Opulent Bathroom
- Rural Location
- One Double Bedroom
- Neatly Fitted Kitchen
- Communal Gardens
- Furniture Negotiable

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

The property is one of eight apartments set within Press Castle, a converted Manor House. The Press Castle Estate as well as the conversions has lodges with communal walks alongside a small stream, open countryside, and gardens. Press castle set just off the coastal route from Coldingham to Cockburnspath on the Coldingham Moor some 4 miles from the village of Coldingham, which is known for its award-winning beach and stunning scenery. Within this thriving community are excellent local amenities including a primary school, medical centre, country pubs, post office/ cafe and shops. Nearby is the protected rugged coastline that is St Abbs Head National Nature Reserve. Eyemouth is approx. 6 miles away and offers further amenities as well as a modern high school. Reston is approx. 2 miles away with the newly opened station on the East Coast Railway Line giving easy access north and south. The area is extremely popular with walkers, cyclists, fishing enthusiasts and divers, and would make an ideal location for a second home or holiday let.

DESCRIPTION:

A delightful upper ground floor apartment in this Category B Listed Building which is a converted manor house with castellated Tudor Gothic style detailing, to emulate a castle. There is a grand communal entrance porch with stunning pointed arched windows and inner hallway with Flat 6 being the first property through the door on the left hand side. A spacious 1-bedroom apartment with a double bedroom, lounge / diner, kitchen and bathroom. Viewing is highly recommended to appreciate this character property set in this wonderful location which would make an ideal first home or holiday home.

EXTERNALLY:

The property is easily accessible from the long sweeping private drive through this small estate with gravelled parking to the front of the property. The estate gardens have extensive communal grounds with walkways around the garden ground, woodland and a stream.

SERVICES:

Mains Electricity and Water. Shared Sewage Treatment Plant
Listing: Category B

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



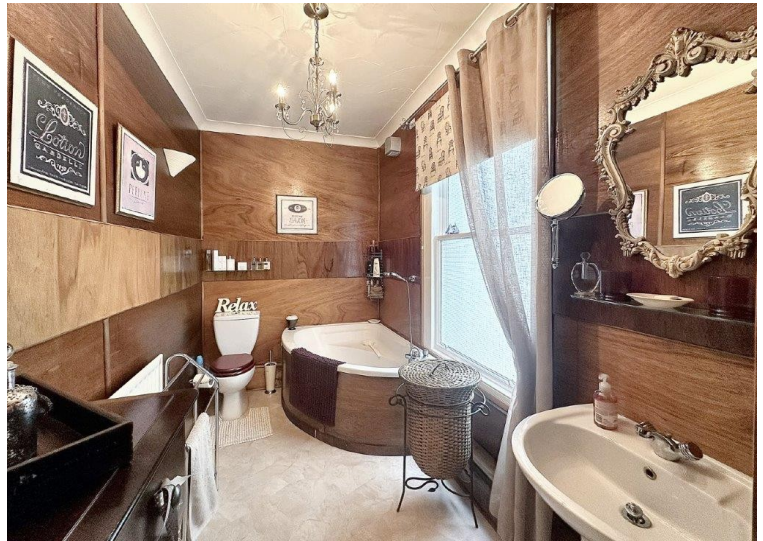
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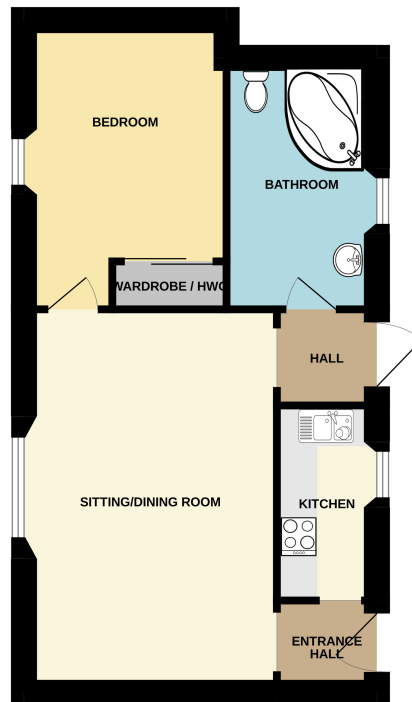
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FLOOR PLAN:

UPPER 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 HALL (1.53M X 1.43M)
- LIVING /DINING ROOM (5.90M X 3.88M)
- INNER HALLWAY (1.51M X 1.20M)
- KITCHEN (3.00M X 1.52M)
- BEDROOM (4.43M X 3.09M) at widest
- BATHROOM (3.85M X 1.78M)

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