



Upper Flat, St Andrews Square, Ayton, TD14 5QS



- Spacious First Floor Flat
- Spacious Living Room
- 2 Bedrooms & Bathroom
- Gas Central Heating

- Main Entrance Door
- Kitchen / Dining Area
- Double Glazed Windows
- Popular Village Location



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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:

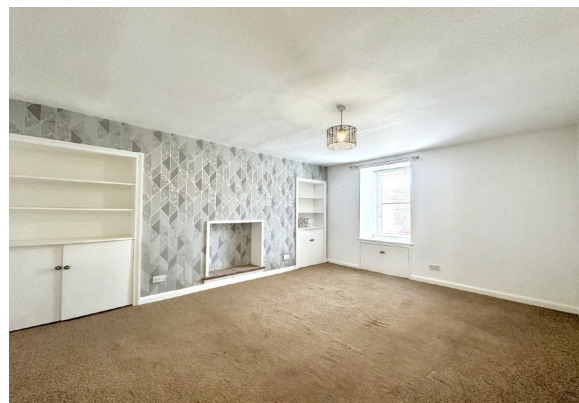
Discover this charming two-bedroom first-floor flat, boasting its own private main door entrance, set back from the pavement for added privacy. Offering generously proportioned accommodation, the home features a bright and spacious living room, a functional dining kitchen perfect for entertaining, a comfortable double bedroom with fitted wardrobes, and a versatile single bedroom with storage. The bathroom is complete with a shower over the bath. Additional benefits include gas central heating and double glazing, ensuring year-round comfort. Ideally suited to first-time buyers or savvy investors, this appealing property combines convenience, comfort and fantastic potential.

### EXTERNALLY:

Although there is no garden the property is set back from the pavement via a cobbled pathway and there is access to a rotary dryer and ample unrestricted parking opposite the property.

### SERVICES:

Mains Electricity, Gas, Water & Drainage.



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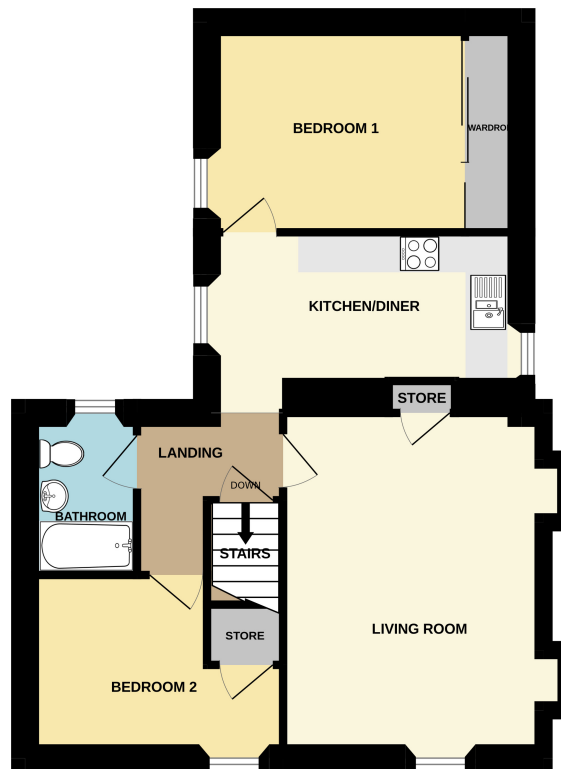
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### FLOOR PLAN:



FIRST 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 (1.18M X 0.99M)
- LIVING ROOM (4.95M X 3.70M)
- BEDROOM 1 (4.46M X 2.80M) including wardrobes
- BEDROOM 2 (3.54M X 2.44M) at widest
- LANDING (L-SHAPED)
- KITCHEN / DINER (4.39M X 2.37M)
- BATHROOM (2.33M X 1.60M)

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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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your property and provide you with an accurate price.  
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