



Apartment 1 | Press Castle | Coldingham
Offers Over £150,000

CURRIE JOHNSTON & Co.

*SOLICITORS & NOTARIES PUBLIC
INCORPORATING*

WOOD & MUIR

Apartment 1, Press Castle

Coldingham • Eyemouth • TD14 5TS

DESCRIPTION

Situated on the outskirts of the delightful historic coastal village of Coldingham, Press Castle, is a 17th century converted Manor House of great character and charm. It boasts an idyllic location and is set within extensive private grounds and secluded woodland and is home to badgers and red squirrels. This is a unique opportunity to purchase part of somewhere really special. Currently used as a successful holiday let, this 3 bedroom apartment has been split into 2 self-contained Suites (Williams and Stuart) in order to maximise rental potential. Overspill studio accommodation is available on the second floor if required.

LOCATION

Coldingham and the surrounding rugged coastlines of Berwickshire, East Lothian and Northumberland area are renowned for their stunning scenery with lovely beaches and leisure and sports facilities within easy reach for sailing and diving as well as sea fishing and surfing. Coldingham, along with the neighbouring main east coast fishing port of Eyemouth, provides an excellent range of local services, schools and leisure pursuits including a golf course. With easy access to the A1 Edinburgh is very commutable as is Berwick-Upon-Tweed where the mainline East Coast railway station provides services to London Kings Cross, Edinburgh and Newcastle as well as offering more extensive shopping and leisure facilities. The private grounds, surrounding countryside, stunning sandy beaches and beautiful scenic country walks are all on the doorstep. Perfect for holidaymakers or for owners relaxing after a busy work schedule. The pretty village of St. Abbs is nearby with the St. Abbs Head Nature Reserve where you will find dramatic cliffs and excellent diving opportunities not to mention a wide variety of wildlife.

EXTRAS

With the exception of fixtures and fittings, all other items negotiable.

VIEWING

By appointment with Currie Johnston, Eyemouth on 018907 50218





THE ACCOMMODATION INCLUDES:

GROUND FLOOR

- Communal Entrance Hall

FIRST FLOOR

- Landing,
- Entrance Hallway

FLAT 1

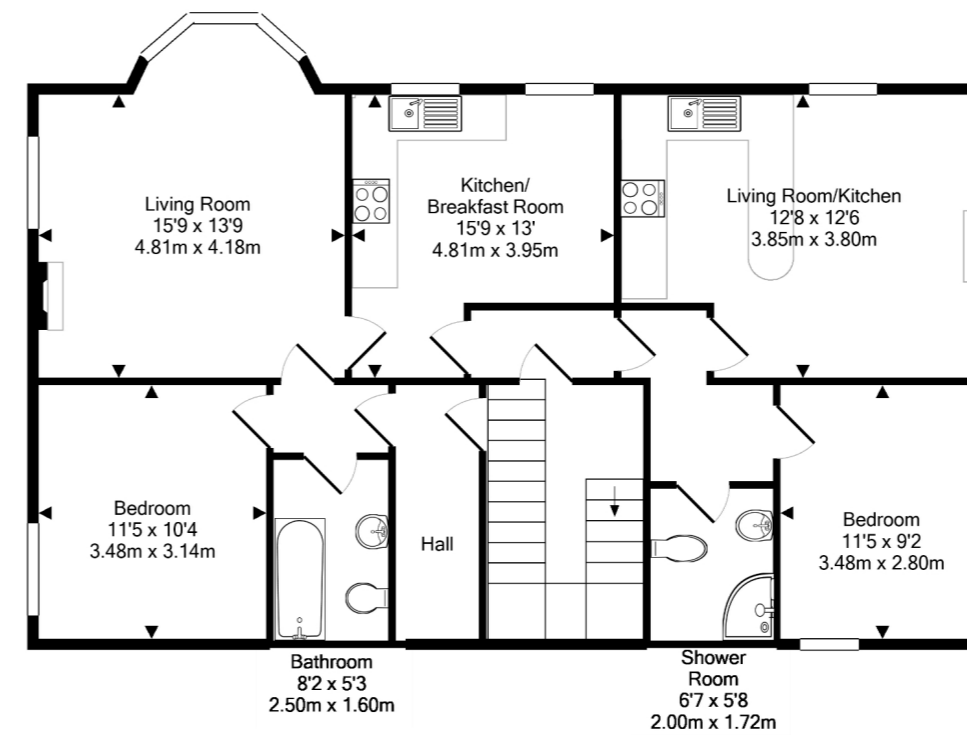
- Hall
- Breakfasting Kitchen
- Sitting Room with bay window overlooking the gardens
- double bedroom with bathroom.

FLAT 2

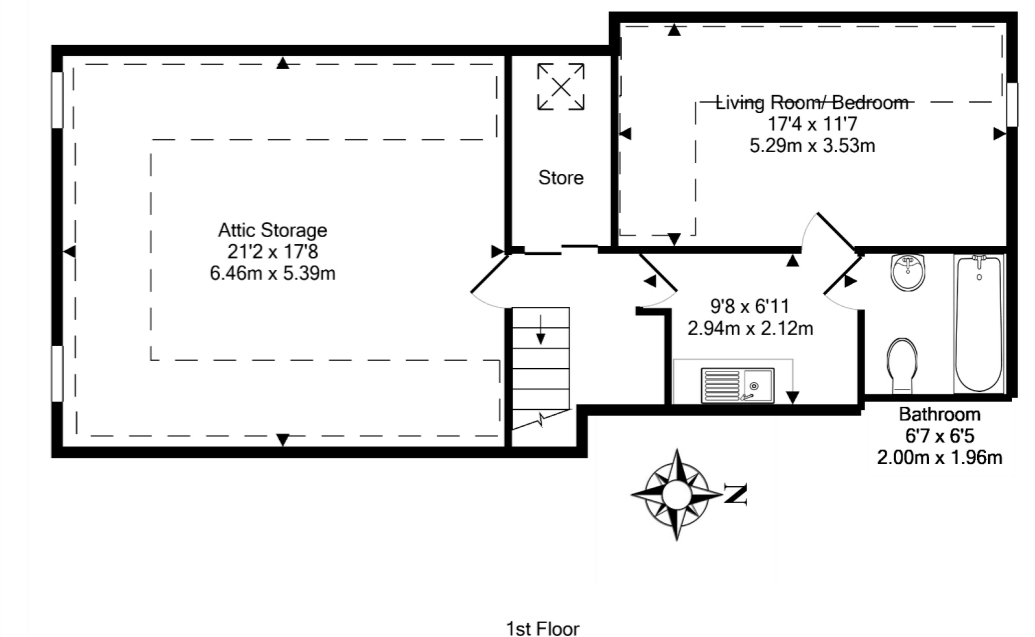
- Hall
- Open-plan Kitchen and Sitting Room
- Double Bedroom
- Shower Room/WC (the apartments are interconnecting and can be used as one large apartment or used separately)

SECOND FLOOR

- Overspill Studio Accommodation
- Large Attic Storage.
- Upgraded to include sound and fire proofing
- New electric boiler installed 2019 providing independent heating and hot water.
- Well-tendered and mature communal gardens and grounds with various lawns and woodland. There is also ample parking.



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.