

# J.D. Clark & Allan W.S.

## Solicitors and Estate Agents

Tolbooth House  
Market Square  
Duns  
TD11 3DR

Tel: 01361 882501

Email: [property@jdca.co.uk](mailto:property@jdca.co.uk)



## RESTON, 4 Ladeside, TD14 5JW

### Guide Price £100,000

This bright and spacious, semi-detached property is situated in a well established residential development on the edge of this conveniently located village. Benefitting from generous garden ground to the side and rear it offers tremendous potential to extend the living accommodation if a purchaser so wished. Presented in good order throughout, the bright and spacious accommodation currently comprises:- Hall, Living Room, Dining Kitchen, two double Bedrooms and Bathroom. Double glazing and cavity wall insulation have been installed while central heating is provided by a mix of solid fuel and electric. A useful brick-built store lies to the rear and a large paved driveway provides excellent off-street parking for several vehicles.

Reston is a small village lying just off the A1 in east Berwickshire. The village boasts a primary school, parish church and convenience store/post office. More comprehensive shopping, educational and recreational facilities can be found in the nearby towns of Eyemouth (approx 5.5 miles) and Berwick-upon-Tweed (approx 11miles). Surrounded by beautiful local scenery Reston is just a short four mile drive to lovely visitor attractions such as the award winning sandy beach at Coldingham Bay and the dramatically beautiful cliffs of St Abbs Head Nature Reserve, the latter being renowned for the clarity of its water and spectacular underwater scenery making it extremely popular with scuba divers. The village enjoys excellent transport links and is within easy commuting distance of Edinburgh. The mainline railway station at Berwick also allows quick and easy travel to both Edinburgh and Newcastle and a campaign to re-open Reston railway station, hopefully in the not too distant future, would further enhance rail travel.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

A shared path leads to the partly glazed front door which accesses a small hall with stairs to first floor. Pendant light fitting, smoke alarm, radiator and 1 x 13 amp power point. A stair lift is in situ but this will be removed if the purchaser does not require it.

#### LIVING ROOM – 15' 1" x 13' 5" (4.6m x 4.1m) at widest

A bright, spacious and well proportioned room with large front and side facing windows both fitted with wooden curtain poles. Tiled fireplace with back boiler serving the central heating system. Large understair cupboard and further cupboard containing the hot water tank. Telephone point, pendant light fitting, radiator, storage heater and 4 x 13 amp power points. Glazed door to:-

#### DINING KITCHEN – 16' 6" x 7' 10" (5.0m x 2.40m)

A bright, good sized kitchen with two rear facing windows and partly glazed back door all providing excellent natural light. A range of base and wall mounted units provide ample storage and work surfaces. Stainless steel sink and plumbing for automatic washing machine. Splashback tiling and wood panelling to walls. Small cupboard containing the electric meter and fuse board. Vinyl flooring. Pendant light fitting. Cooker point, central heating controls, storage heater and 6 x 13 amp power points.

### FIRST FLOOR

#### LANDING

The stairs from the hall turn to the first floor landing with pendant light fitting, smoke alarm and access to insulated and partly floored loft.

#### BEDROOM 1 – 13' 1" x 10' 11" (4.0m x 3.3m) at longest and widest

A well proportioned room with front facing window enjoying a fine view over open countryside. Slightly coombed ceiling. Built in storage cupboard. Pendant light fitting, wall mounted panel heater and 2 x 13 amp power points.

#### BEDROOM 2 – 12' 1" x 9' 5" (3.7m x 2.9m) at longest and widest

Another good sized room, this with rear facing window, slightly coombed ceiling, pendant light fitting, wall mounted panel heater and 2 x 13 amp power points.

#### BATHROOM – 7' 10" x 6' 8" (2.4m x 2.0m)

With rear facing window and slightly coombed ceiling. Fully tiled with white three piece suite comprising pedestal wash-hand basin, WC and Bath. Vinyl flooring, wood panelled ceiling, pine accessories, pendant light fitting and heated towel rail

#### OUTSIDE STORE

A detached brick-built store lies just outside the back door. Currently utilised as a fuel store this could be upgraded to serve a variety of uses.

#### GARDEN

Generous areas of garden ground wrap around the front, side and rear of the property. This comprises lawned areas surrounded by flower and shrub borders all enclosed by a mix of hedging and fencing to provide privacy, shelter and a safe haven for children and pets alike. A paved patio area lies immediately to the rear of the house while a large driveway provides ample parking for several vehicles.

#### EXTRAS

All floor coverings, light fittings, curtains and poles are included in the sale.

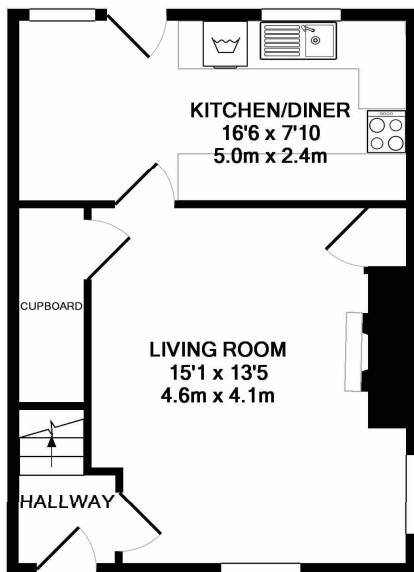
#### VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

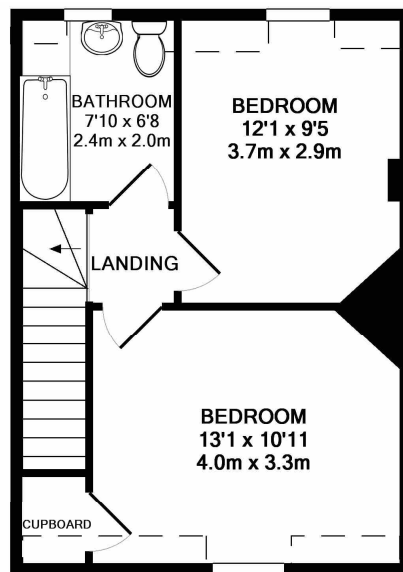
#### OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives

See our website: [www.jdca.co.uk](http://www.jdca.co.uk)



GROUND FLOOR



1ST 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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#### COUNCIL TAX - Band A

#### ENERGY EFFICIENCY RATING E.

#### SERVICES

The property is served by mains electricity, water and drainage. The central heating system is dual fuelled by means of solid fuel or electricity.

#### NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.

