

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Round Hill Cottage 1 Castle Terrace

St Abbs, TD14 5PJ

Offers Over £230,000



A delightful end-terraced cottage, offering an exceptional opportunity to enjoy coastal living at its finest. With breath-taking sea views visible from most of the rooms, the property is a peaceful retreat perfect for nature lovers or anyone seeking a tranquil escape by the sea. The cottage is accessed via an entrance porch and hallway that leads into a welcoming lounge, the ideal spot to unwind while enjoying the stunning surroundings. The kitchen is functional and well-appointed, providing a comfortable space for home cooking, while the bathroom is conveniently located on the ground floor. The property offers three bedrooms, one of which is located on the ground floor, providing great flexibility and making it suitable for a variety of buyers, whether you need space for guests, a home office, or a family-friendly layout. The upper floor houses two further bedrooms, both with wonderful views of the coastline. Outside, the property benefits from garden grounds to the front, offering a lovely space for outdoor relaxation and gardening. At the rear, there is on-street parking, making access to the property easy and convenient. A timber shed provides additional storage space, perfect for keeping outdoor equipment or tools. Viewing is highly recommended to truly appreciate the character, charm and spectacular location of this coastal property.



Round Hill Cottage 1 Castle Terrace

St Abbs, TD14 5PJ

Offers Over £230,000

Ground Floor:
Entrance Porch
Hall
Lounge
Kitchen
Bathroom
Bedroom
Rear Hall

Second Floor:
Landing
Two Bedrooms

Night Storage Heating
Double Glazing

Front Garden
Shed
On-Street Parking



Location

Nestled along the rugged coastline of the Scottish Borders, this charming property is located in the idyllic village of St Abbs. Renowned for its dramatic cliffs, crystal-clear waters and breath-taking sea views. St Abbs is a popular destination for nature lovers, hikers and wildlife enthusiasts. The village is a haven for peace and tranquillity, offering a slower pace of life while still being within easy reach of nearby towns.

St Abbs is famous for its unspoiled natural beauty, with the nearby St Abbs Head Nature Reserve offering some of the best coastal walks in Scotland, along with opportunities for birdwatching and seal spotting. The surrounding area is rich in history and offers a wealth of outdoor activities, from diving and fishing to hiking along the cliffs or exploring nearby beaches.

The bustling town of Eyemouth is just a 4-mile drive away, offering local amenities such as shops, schools and healthcare services. Berwick-upon-Tweed, a historic market town, is located approximately 13 miles away, providing access to a wider range of shops, restaurants and leisure facilities. Berwick-upon-Tweed is also served by the East Coast Mainline, offering excellent rail connections to major cities such as Edinburgh, Newcastle and London. Additionally, the newly upgraded Reston Station, just 5 miles away, provides easy access to the East Coast railway, offering further convenience for commuters or those looking to travel further afield.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains Drainage, Water and Electricity.
Double Glazing & Electric Storage Heating.

EPC

F

Viewings

Strictly by appointment with the Selling Agent.

Council Tax Band

C

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Round Hill Cottage, 1 Castle Terrace, St Abbs, TD14 5PJ

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft

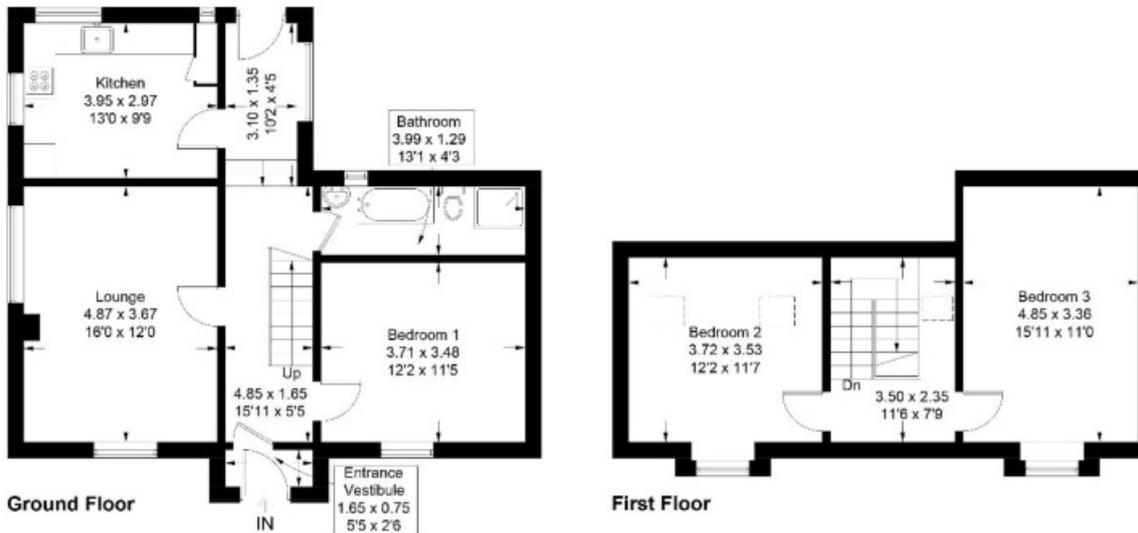


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1285083)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.