

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7A Welltower Park, Ayton, Eyemouth, TD14 5RR

Guide Price £320,000



A charming detached home located in the picturesque village of Ayton, offering stunning views over the surrounding countryside. This well-proportioned home presents an excellent opportunity for buyers seeking a comfortable property in a peaceful Borders location. The accommodation comprises on the ground floor an entrance hall leading into a dining hall, which opens into a beautiful sitting room featuring a gas fire as a focal point. The kitchen and utility room provide practical living spaces, while the ground floor also benefits from a master bedroom with an en-suite bathroom. On the first floor, there are two further bedrooms and a shower room, with ample storage space throughout the property. Externally, the property enjoys garden grounds to the front and rear, a large driveway and a garage, offering both parking and additional storage. Early viewing is highly recommended to fully appreciate this lovely home and its stunning surroundings.



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Ground Floor:
Entrance Hall
Dining Hall
Sitting Room
Kitchen/Breakfasting Room
Utility Room
Master Bedroom with En-Suite Bathroom
Ample Storage Cupboards

First Floor:
Landing
Two Further Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Private Garden Grounds to the Front & Rear
Garage
Driveway



Location

Ayton is a picturesque village in the Scottish Borders, set amidst rolling countryside while remaining well connected to nearby towns and transport links. The village offers a range of local amenities, including a primary school, village shop and a village hall where many local activities are held. For a wider selection of services, the nearby towns of Eyemouth and Berwick upon Tweed are easily accessible, offering supermarkets, secondary schooling and a variety of leisure and recreational facilities. Reston Train Station is located approximately 3 miles from Ayton, providing convenient access to the East Coast Mainline with regular services to Edinburgh, Newcastle and beyond, making the area appealing for commuters. The surrounding countryside and nearby coastline offer excellent opportunities for walking, cycling and outdoor pursuits, enhancing the appeal of this desirable Borders location.

Fixtures & Fittings

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

Services

Mains Drainage, Water, Gas and Electricity.
Double Glazing. Gas Central heating

EPC

C

Council Tax Band

F

Viewing

By appointment with the Selling Agent

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



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Approximate Gross Internal Area = 147.0 sq m / 1582 sq ft
(Excluding Garage)

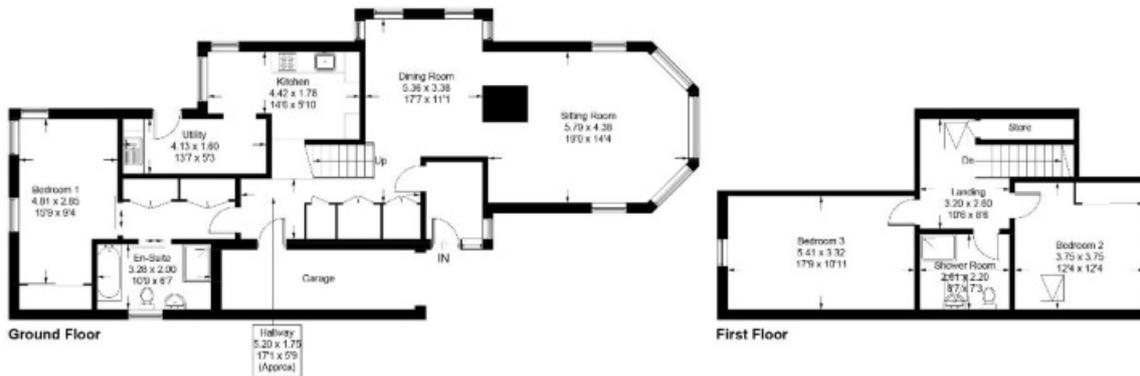


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287885)

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.