

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 The Orchard Reston

Eyemouth, TD14 5JT

Guide Price £135,000



11 The Orchard is a terraced home located in the village of Reston. It has been extended by the current owners, creating flexible and adaptable accommodation suitable for a variety of purchasers. The ground floor comprises an entrance hall, lounge, dining room which could alternatively be used as a ground-floor bedroom, kitchen and a wet room. The first floor offers two bedrooms and a bathroom. The property is now in need of modernisation, presenting an excellent opportunity for buyers to upgrade and personalise to their own requirements. Externally, there are garden grounds to the front and rear, with convenient on-street parking to the front. The home is conveniently located right next to the Reston train line, offering excellent transport links. Viewing is recommended to appreciate the space and potential on offer.



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Ground Floor:
Entrance Hall
Lounge
Kitchen
Dining Room/Bedroom
Wet Room

Second Floor:
Landing
Two Bedrooms
Bathroom

Air-Source Heating
Double Glazing

Gardens Front & Rear
On-Street Parking



Location

The popular village of Reston lies approximately 10 miles north of Berwick-upon-Tweed and has a population of around 500. The village has good local amenities including primary schooling, a post office, village shop and park. Ideally located for access both north and south via the A1, Reston also benefits from its very own railway station on the East Coast Main Line, which runs along the western edge of the village and offers regular connections. The Berwickshire Coast is easily accessible, only four miles from Reston, where there are fantastic beaches and the marine and coastal reserve at St Abb's Head. There are also various activities including scuba diving, sailing and sea fishing.

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 & Air-Source Heating.

EPC

D

Viewings

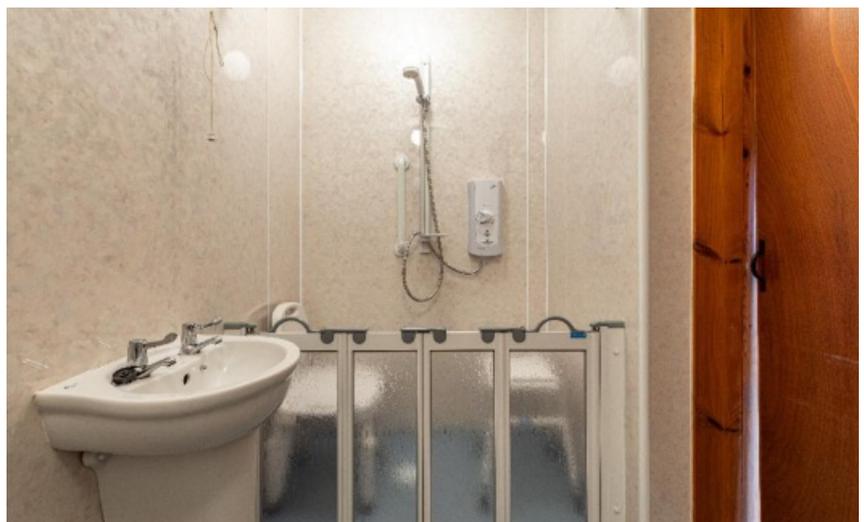
Strictly by appointment with the Selling Agent.

Council Tax Band

B

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Email: kelso@cullenkilshaw.com

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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



11 The Orchard, Reston, Eyemouth, TD14 5JT

Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtells.co.uk (ID1288956)

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.