



2 Harelawside Cottages, Grantshouse

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2 Harelawside Cottages, Grantshouse TD11 3RP

Set in the picturesque village of Grantshouse, this lovely three bedroom property is a wonderful prospect for buyers wanting a family home with a quiet, rural location but with great transportation links. The accommodation, set over two floors, comprises of hallway, large sitting room, fitted kitchen with dining area, family bathroom, landing, two spacious double bedrooms and a further smaller double bedroom. Outside there is a well-maintained cottage garden to the front, while the open back garden is laid to grass. There is double glazing throughout, and the property also benefits from 'economy 7' electric central heating. Presented in walk-in condition, 2 Harelawside Cottages will be best suited to a growing family, looking for a place to 'set down roots'. Alternatively, the property would also be a great buy-to-let investment opportunity or even purchased as a holiday let. Viewing is highly recommended to appreciate its full potential and adaptability.

Location

Grantshouse is a small Berwickshire village with excellent access to the A1 and to Edinburgh. The harbour town of Eyemouth lies some nine miles to the south. The market town of Berwick Upon Tweed is just 14 miles away providing nationwide rail access. Nearby is the lovely village of St Abbs from where you can enjoy stunning cliff walks and access to the Southern Upland Way. St Abbs also boasts a scuba diving centre set up to explore the country's first coastal nature reserve. A fifteen minute drive will take you to the surfing beach at Coldingham Bay with Pease Bay, another surfing beach, just a little further to the North.

Accommodation

Hallway 1.63m x 5.08m (both at widest point)

Entered from the front garden through a wooden front door with leaded glazing, a generous and welcoming hallway with stairs to first floor with antique pine balustrade. Traditional skirting boards. Ceiling pendant light. Storage heater. One single and one double power point. Storage under stairs with flush lighting above. Ceramic tiles to floor. Doors lead to the sitting room and bathroom.

Sitting Room 2.97m x 4.85m (both at widest point)

A Georgian glazed antique pine door leads from the hallway into the sunny sitting room. Two sash-style UPVC double glazed windows to the front making a light-filled space. Light fitting with ceiling rose. Attractive cast iron traditional fireplace with alcoves to either side. Traditional skirting boards. Storage heater. Three double power points. Laminate flooring which continues through the open doorway to the kitchen.

Kitchen with Dining Area 3.03m x 2.83m (both at widest point)

A practical space with a range of kitchen units in beech finish with a marble effect worktop and with an area for dining. Two double glazed sash-style windows look out to the rear garden with a lovely view to the surrounding fields. Four-way spotlight to ceiling. One single and three double power points. Stainless steel sink with mixer taps under the window. Free-standing electric cooker with ceramic hob. Plumbing for washing machine/dishwasher. Laminate flooring.

Bathroom 2.05m x 2.30m (both at widest point)

A panelled antique pine door leads from the hallway into the bright bathroom. Sash-style UPVC double glazed opaque glass window to the rear with deep pine panel sill. White bathroom suite comprising wash hand basin, WC and bath with pine effect panel. Electric shower over bath with shower rail and curtain. Attractive mosaic-style tile surround to bath and shower. Fan heater. Ceramic tiles to floor.

Carpeted stairs with wooden hand rails leading to upper floor landing.

Landing 1.25m x 3.94m (both at widest point)

Carpeted stairs lead to the bright landing with a long double-glazed window looking out to the fields at the rear of the house. Pendant ceiling light. Loft hatch. Panelled antique pine doors lead to the three bedrooms

Bedroom 1 2.87m x 4.15m (both at widest point)

Well-proportioned double bedroom with double glazed UPVC window to the front. Generous cupboard built over the stairs. Pendant ceiling light. Storage heater. Two double power points. Oak-stained floorboards.

Bedroom 2 3.55m x 4.18m (both at widest point)

Another good-sized double bedroom with double glazed UPVC window to the front. Pendant ceiling light. Electric fan heater. Two double power points. Oak-stained floorboards.

Bedroom 3 2.33m x 3.09m (both at widest point)

A further double bedroom with double glazed UPVC window to the rear with views out over the fields. Pendant ceiling light. Storage heater. Two double power points. Oak-stained floorboards.

Outside Space

Front Garden

Through a wrought iron gate from the pavement a path leads to the front door. The enclosed cottage-style garden is laid to gravel and flags with planted borders which complement the property's delightful traditional stonework and mullions.

Back Garden

The rear garden is grassed up to the attractive stone wall boundary beyond which there are open fields, providing a lovely place to sit and relax.

Property Information

Included Items

All window blinds and fittings together with all carpets and flooring, and also wall mirrors in the bathroom are included in the sale.

Services

The property has mains water, electricity and drainage.

Council Tax

2 Harelawside Cottages has a Council Tax 'B' Banding with the Scottish Borders Council, Newtown St. Boswells, Melrose TD6 0SA
Tel: 0300 100 1800 Email: enquiries@scotborders.gov.uk

Home Report

The Home Report which was carried out in July 2015 includes a Mortgage Valuation of £120,000. The EPC shows the property with a 'E' energy rating. A PDF copy of the home report is available on request.

Tenure

Freehold with vacant possession upon completion.

Viewing

By arrangement with Doughtys WS by calling 018907 51100 or by email: askus@doughtys.co.uk.

Entry

By arrangement with sellers.

Offers

Offers in the correct Scottish Legal form should be submitted to selling agents Messrs Doughtys WS, 3 Church Street, Eyemouth, Berwickshire, from whom further information is available. All parties having formally noted interest with Messrs Doughtys WS will be advised of any Closing Date for Offers, although the Sellers reserve the right to accept any Offer at the time or indeed not to accept the highest or any Offer.

Note

These particulars have been carefully prepared but are provided as a guide only and measurements are approximate and enquirers must satisfy themselves as to the accuracy thereof. These particulars do not form part of any contract. Whilst the Agents consider that the information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.



Spacious Sitting Room

3 Double Bedrooms

Front & Back Gardens

Kitchen with Dining Area

Electric Central Heating

Lovely Rural Location

Ground Floor Bathroom

Double Glazing

Energy Rating Assessed as E

GROUND FLOOR



FIRST FLOOR



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