



**Upper Flat, St Andrews Square,
Ayton, Berwickshire, TD14 5QS
Guide Price £95,000**

doughtys w.s.

SOLICITORS & ESTATE AGENTS

**doughtys.co.uk
01890 751 100**



A charming period flat in the heart of this sought-after village.

This flat forms the upper half of a traditional stone built property set back from the High Street with rendered walls under a tiled roof. The accommodation is well presented with double glazing and gas central heating and benefits from a recently installed gas boiler.

This property comprises of:

Ground Floor: Vestibule and stairs to the first floor.

First Floor: Hall, sitting room, kitchen-dining room, double bedroom, single bedroom, shower room/WC.

Outside :Through the pretty vennel there is a shared drying green and ample unrestricted parking opposite the property.

Distances:

Edinburgh 50 miles, Newcastle 76 miles, Eyemouth 2 miles, Berwick Railway Station 6 miles (all distances are approximate).

St Andrews Square is situated in the heart of the charming village of Ayton which lies in the beautiful Berwickshire countryside – famed for its sporting pursuits beautiful rolling countryside and stunning coastline.

Ayton village has a good range of local amenities which include a local village shop, primary school, a bustling village hall, mobile bank and now the well-established Hemelvaart Bier Café, a Belgium café-pub which boasts over 100 World Craft Beers and has regular live music and comedy evenings. Ayton has a thriving community.

Property Information

Included items

To be agreed

Services

The property has mains water, electricity, gas and drainage.

Servitude Rights, Burdens & Wayleaves:

This property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage water and wayleaves for masts, pylons, stays, cable drains and water; gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

The access road off the B3655 has been adopted by Scottish Borders Council.

Local Authority

Scottish Borders, Council Headquarters, Newtown St. Boswells, Melrose, TD6 0SA.
Tel: 0300 100 1800.
Email: enquiries@scotborders.gov.uk

Energy Efficient Rating

Band C

Home Report

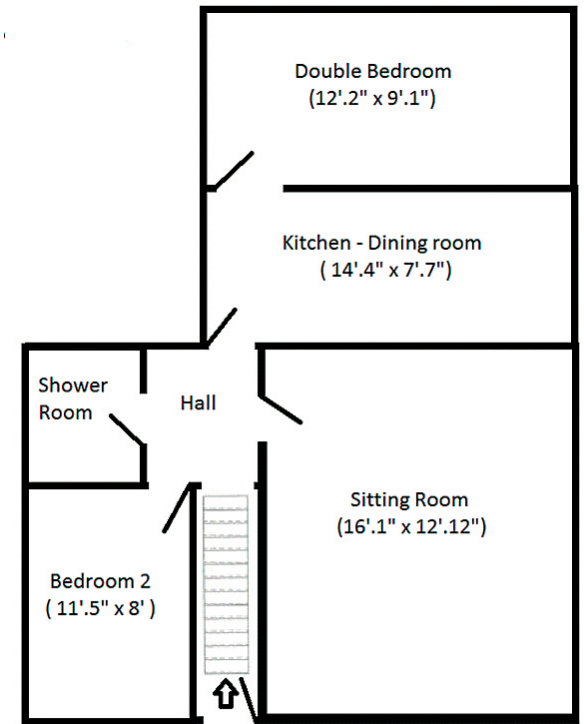
Home Report is available on request.

Viewing

Early viewing is highly recommended and must be arranged by appointment with the Vendor's sole selling agents, Doughtys WS.
Telephone number 018907 51100.

Property Schedule

These particulars and plans were prepared in June 2018 and are believed to be correct. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation or in any circumstances give grounds for action at law.



Entrance on ground floor with accommodation on first floor.