



**34 Lawfield, Coldingham**

Offers in the region of £230,000

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SOLICITORS & ESTATE AGENTS



# 34 Lawfield, Coldingham

Situated in the picturesque village of Coldingham, and located in the desirable Lawfield development, this delightful bungalow would be a truly fabulous family home. The accommodation comprises of entrance vestibule, Sitting Room, Dining Room, Kitchen, Utility Room, Master Bedroom with En-suite Shower Room, 3 further Bedrooms, Family Bathroom and integral Single Garage. The garden ground to the front is mainly laid with gravel with shrub borders and ornate trees, while the driveway leading to the garage provides additional parking for a further two cars. The fully enclosed back garden comprises of several flowerbed areas, greenhouse, garden shed and a central patio area. Substantial interest for this property is expected so early viewing is highly recommended.

## Location

Coldingham is a historic Borders village on Scotland's southeast coastline. The village has great local amenities and facilities with a lovely primary school, play-park, recently renovated community hall, doctor surgery and Coldingham Priory which is steeped in history. The property is within walking distance of the fantastic 'Blue Flag' Coldingham Beach which is a lovely all year round local attraction for surfers and holiday makers. A short distance north is the village of St. Abbs where there is a wonderful Nature Reserve and Bird Sanctuary. The cliff top walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also boasts some of the best diving in the UK as it attracts divers from all over the world. A short distance away is the fishing town of Eyemouth which has a new high school and 18 hole golf course. Ten miles south, along the A1, is the historic walled town of Berwick-upon-Tweed with a main line train station, while Edinburgh is within easy commuting distance to the north.

## Accommodation

### Vestibule

Double entrance doors opening into entrance vestibule. Wood panelled ceiling with single pendant light fitting. Panel for the electrical circuit board. Coat hook rack. Full height glass panel door with additional glass panel to side opening into main hallway. Linoleum flooring.

### Hallway 6.43m x 4.12m (both at widest)

Leading from the vestibule, the carpeted hallway provides access to the Sitting Room, Kitchen, the four bedrooms and family bathroom. Good sized cupboard. Airing cupboard with shelves located above hot water tank. Access hatch to loft space. Three single pendant light fittings. Double panel radiator. Telephone point. Two single power points.



### En-Suite Shower Room 2.92m x 2.02m (both at widest)

Leading from the master bedroom the good sized shower room comprises of corner shower with glazed panel enclosure and electric shower unit, vanity sink unit, WC and bidet. Opaque glazed window to side of the property. Double panel radiator. Single pendant light fitting. Linoleum flooring.

### Bedroom 2 4.18m x 3.00m

Another spacious and bright carpeted bedroom with large window to front of the property. Built-in wardrobe with hanging rail and overhead shelf. Single pendant light fitting. Double panel radiator. Three double power points. TV point.

### Bedroom 3 3.51m x 2.69m

A good size double bedroom with window to front of the property. Built-in wardrobe with hanging rail and overhead shelf. Single pendant light fitting. Double panel radiator. Three double power points. Carpeted flooring.

### Bedroom 4 2.99m x 2.91m (both at widest)

A respectably sized single bedroom, currently used as a home office, with window to side of the property. Single pendant light fitting. Two double power points. Carpeted flooring.

### Family Bathroom 2.98m x 2.59m (both at widest)

A cream bathroom suite comprising of bath with chrome taps and shower fitting, close coupled WC and wash hand basin with matching chrome taps and pedestal support. Pale tile surrounds. Handy grab rail on wall adjacent to bath. Pine bath panel. Single pendant light fitting. Double panel radiator. Wood panelled ceiling. Opaque glazed window to side of the property. Linoleum flooring.

### Front Garden

The front garden is mainly laid with low maintenance gravel with several low cut bushes and central blossom tree. Tarmac driveway providing parking for up to two cars leads to integral garage. Short pathway from drive leads to two low steps up to front entrance. Security light. Full height wooden fences on both sides of the bungalow provide secure access to fully enclosed back garden.

### Back Garden

Accessed from either side of the bungalow, from the back door in the utility room and also through the patio doors in the sitting room, the enclosed garden space is a delightful space which has been divided into a main patio area with a mixture of gravelled areas and



**Sitting Room** 5.36m x 4.09m (at widest)  
Full height glass panelled door with additional glass panel to side opens from hallway into large and bright carpeted sitting room. Sliding patio doors opening out onto the back garden. Working coal fire with brick fireplace and matching brick low nook with wooden shelf. Wide archway leading through to dining room. Three way ceiling mounted light fitting with two matching wall lights. Double panel radiator. Four double power points. TV and Telephone points.

**Dining Room** 3.81m x 3.02m (both at widest)

From sitting room the dining room provides a bright space with window looking out to back garden. Door leading from kitchen. Three way ceiling mounted light fitting. Double panel radiator. Two double power points. Linoleum flooring.

**Kitchen** 4.61m x 3.02m

A decent sized kitchen with 'U'-shaped floor and wall units, with access from the hallway, dining room and utility room. Pine wooden doors and drawers with marble effect counter tops, wooden door and drawer knobs and tile surround. Cream double sink with mixer tap under window looking out to garden to front of the property. Four ring ceramic hob with extractor hood. Electric oven. Three way ceiling mounted light fitting. Single panel radiator. Four double and one single power points. TV point. Wood laminate flooring.

**Utility Room** 3.01m x 2.31m

From the kitchen, through a small back hallway, the utility room is a good size with additional 'L' shaped kitchen floor cabinets and stainless sink under window looking out to back garden. Plumbed for washing machine. Half glazed door leading out to back garden. Second door opening from garage. Single pendant light fitting. One single and one double power points. Linoleum flooring.

**Garage** 6.12m (at longest) x 2.98m

A remote controlled garage door opens from driveway into long single garage suitable for a typical family sized car. Concrete base flooring. Cupboard containing oil-fired heating system. Single panel radiator. Strip light fitting. Three double power points. Step leading up from garage space to utility room.

**Master Bedroom** 4.41m x 3.22m

This is a large double bedroom with window looking out to back garden. Two built-in wardrobes with hanging rails and overhead shelves. Single pendant light fitting. Double panel radiator. Three double power points. Telephone point. Carpeted flooring. Door leading to en-suite shower room.

Additional main part of the garden includes a gravelled area and flower beds. A varied selection of fruit trees and mature plants makes the well maintained garden feel extremely private and secluded. A garden shed and separate Greenhouse are located in one corner of the garden, with the central heating oil tank located on the opposite side.

### Services

Mains electricity and water and drainage. Oil Fired Central Heating with oil tank located in back garden.

### Price

Offers in the region of £230,000 are anticipated.

### Entry

By arrangement with sellers.

### Viewing

By arrangement with Doughtys WS on 018907 81209 or by sending a request to: [info@doughtys.co.uk](mailto:info@doughtys.co.uk)

### Offers

Offers in the correct Scottish Legal form should be submitted to selling agents Messrs Doughtys WS, High Street, Ayton, 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.



■ Sitting Room

■ Dining Room

■ Kitchen

■ Utility Room

■ Master Bedroom with En-suite Shower Room

■ 3 Further Bedrooms

■ Family Bathroom

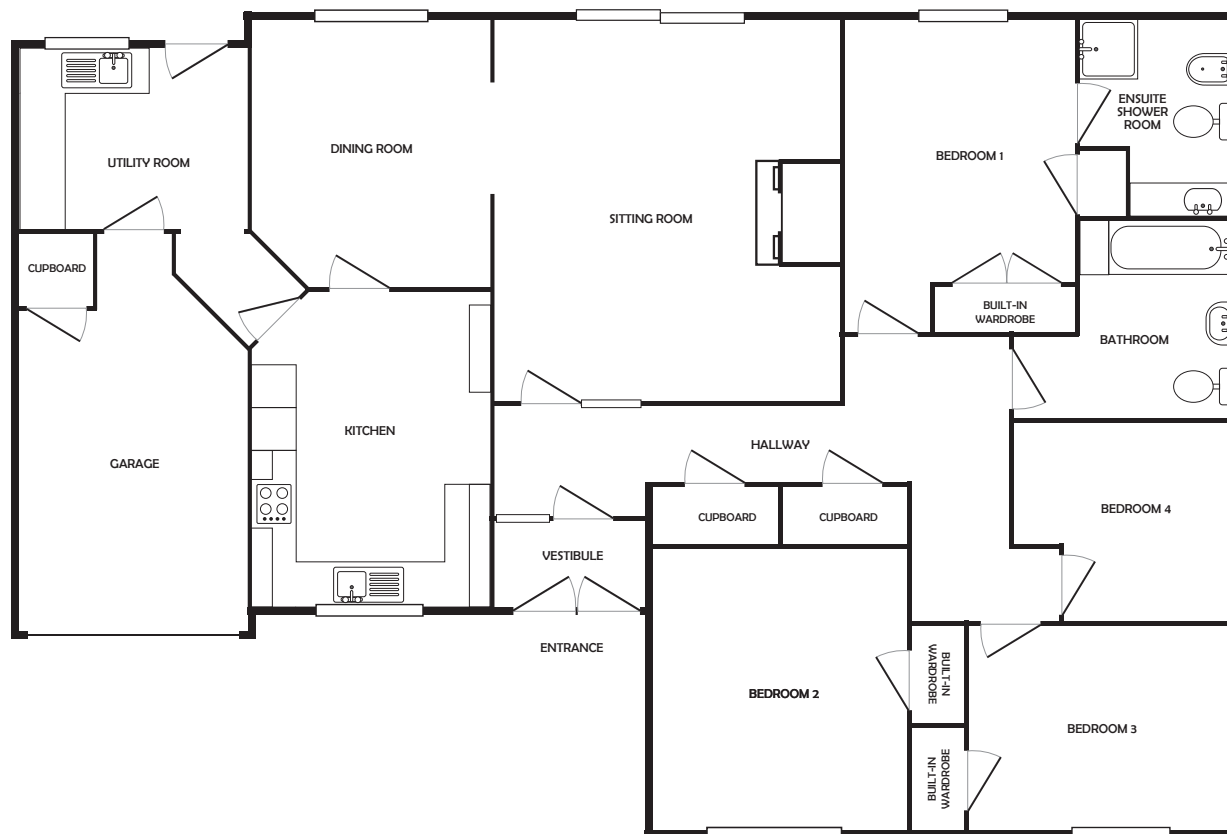
■ Integral Single Garage

■ Oil Fired Central Heating & Double Glazing

■ Low Maintenance Front Garden

■ Fully Enclosed Back Garden

■ Lovely Family Home in Desirable Area



THE SCOTTISH BORDERS  
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