

# Puffins Bothy

EASTLAW, COLDINGHAM, BORDERS, TD14 5PX



*THREE-BEDROOM DETACHED HOME IN  
THE SOUGHT-AFTER AREA OF EASTLAW*



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# THE PROPERTY

Welcome to this exquisite three-bedroom detached home in the sought-after area of Eastlaw. This stunning self-build, only eight years old, is presented in immaculate condition and promises to impress with its thoughtful design and high-quality finishes. The property benefits from an air source heat pump, underfloor heating to ground floor and engineered wood flooring to the reception rooms.





Upon entering the property, you are greeted by a welcoming entrance hall. To your left, you will find a spacious dining room that effortlessly flows into the modern kitchen through an open doorway. The kitchen is a chef's dream, boasting sleek units, a double oven, an induction hob, a larder fridge, and ample countertop space, ensuring plenty of room for culinary creations.





From the dining room, double doors lead you into the large living room, a bright triple-aspect space featuring a cozy log burner, perfect for relaxing evenings.



The ground floor also accommodates a large wet room equipped with a walk-in shower, alongside convenient cupboards housing the utilities. This level is designed with both functionality and style in mind, making everyday living a pleasure.

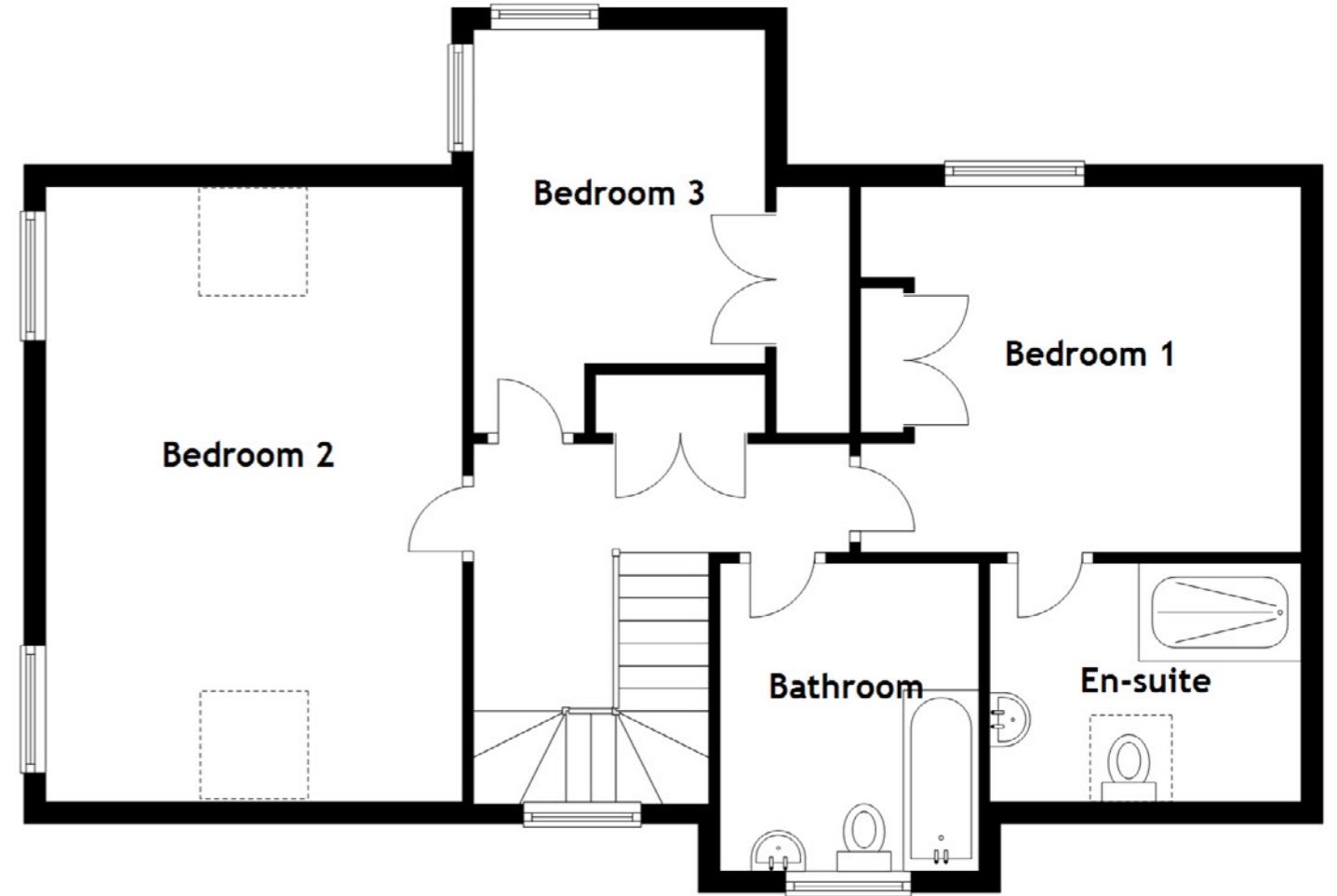
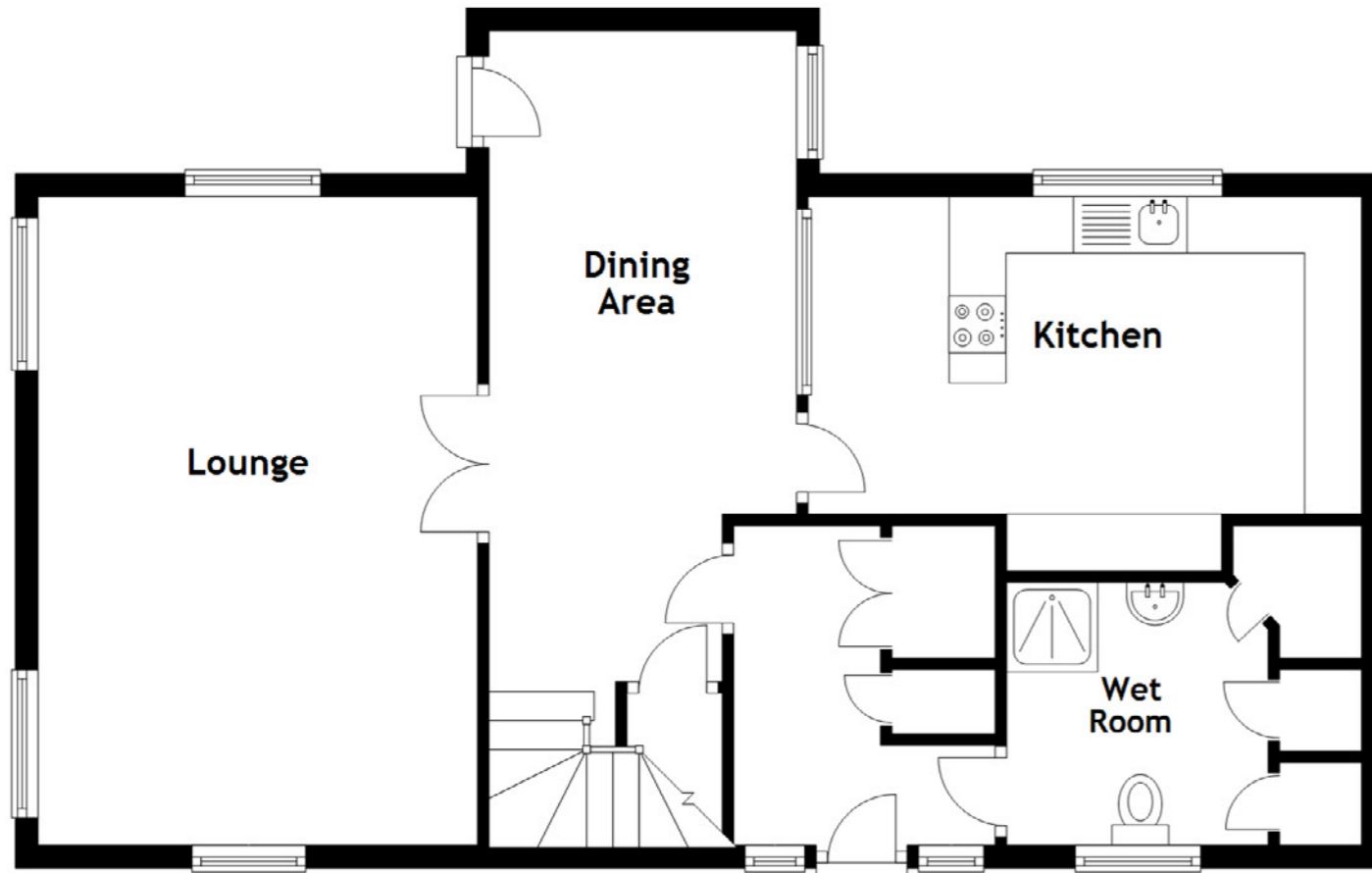


Ascending to the first floor, you will discover three generously sized double bedrooms, each offering excellent views of the picturesque countryside. The principal bedroom is a true retreat, complete with a luxurious three-piece ensuite. Additionally, a second family bathroom on this level provides convenience and comfort for all residents.









Approximate Dimensions  
(Taken from the widest point)

Lounge	5.71m (18'9") x 3.87m (12'8")
Dining Area	5.73m (18'9") x 2.71m (8'11")
Kitchen	4.87m (16') x 3.30m (10'10")
Wet Room	2.31m (7'7") x 2.30m (7'7")
Bedroom 1	4.09m (13'5") x 3.40m (11'2")
Bedroom 2	5.71m (18'9") x 3.87m (12'8")
Bedroom 3	3.10m (10'2") x 2.71m (8'11")
Bathroom	2.85m (9'4") x 2.40m (7'11")
En-suite	2.89m (9'6") x 2.21m (7'3")

Gross internal floor area (m<sup>2</sup>): 145m<sup>2</sup>

EPC Rating: C



Externally, the property boasts a detached garage and a beautifully landscaped garden, providing an idyllic outdoor space for relaxation and entertaining.

This exceptional home in Eastlaw is a rare find, combining contemporary living with serene surroundings. Don't miss the opportunity to make this beautiful property your own.

## THE LOCATION

The property is located just outside Coldingham. This picture-postcard village has an unusually ancient history. Coldingham is a historical village known for its beauty, situated on the East coast of the Scottish Borders and lies just under a mile inland from the North Sea coast of Scotland, and just under ten miles from the English Border. Coldingham sits astride the A1107, which provides a more scenic alternative to the A1 for visitors driving up through the Borders through Eyemouth.



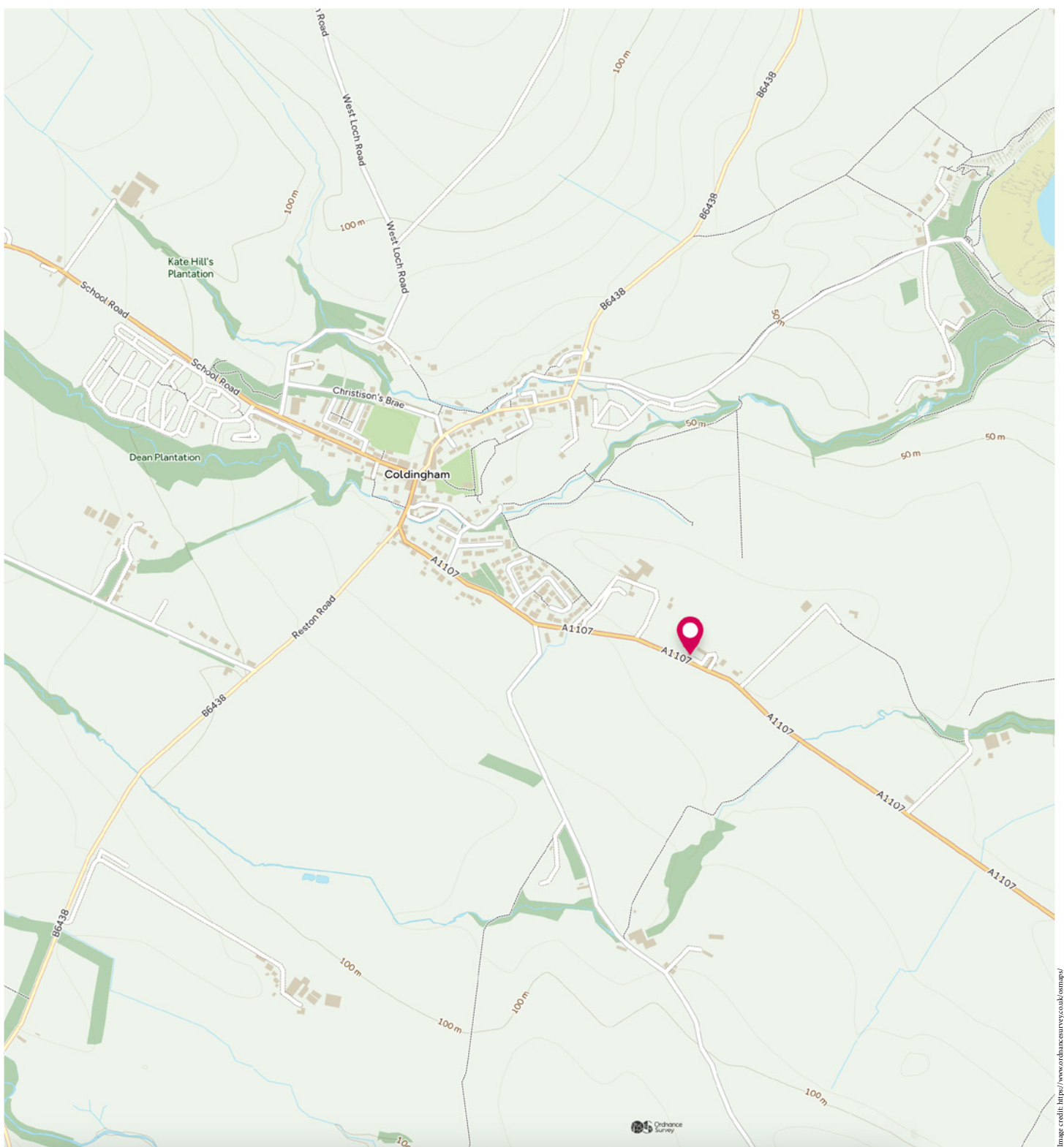


The village beach, Coldingham Bay (approximately five minutes by car), is award-winning and the local scenery matches in delight. It is popular among surfers, with rows of beach huts. The beach has been awarded the top Marine Conservation Society award for water quality, ideal for surfing, diving and other water sports.

The North Sea coastline in this part of the World is both dramatic and diverse, ranging from rocky outcrops to craggy cliffs and to quaint working harbours and bays with beautiful sandy beaches. The village's history stretches all the way back to 660AD with links to a Benedictine Monastery established there.

The village has its own primary school with further private and secondary education available nearby. Local amenities include a primary school, village shop, pub restaurants, garage and stores.

There is a regular bus service to Eyemouth and Berwick-upon-Tweed and Edinburgh is within easy commuting distance with the recently upgraded A1 and Reston Train Station is only 3 miles away with direct trains to both Edinburgh and Newcastle.



# McEwan Fraser Legal

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