



# Westwood House

HOUNDWOOD, EYEMOUTH, TD14 5TP

**McEwan Fraser Legal**  
Solicitors & Estate Agents



estwood House sits in the village of Houndwood, is situated within close proximity to the A1 providing easy commuting distance to Edinburgh, Dunbar and Berwick upon Tweed. The village is an ideal base to reach many of the neighbouring towns. Coldingham on the coast with its lovely beach is a thriving community which offers a range of local services including pubs, shops, primary school and doctor's surgery, less than 10 minutes drive away. Approximately 2 miles south is the village of Reston which has a local shop, primary school and is earmarked to have a rail station opened with services north and south on the east coast mainline. The nearby town of Eyemouth provides a wide range of facilities including medical centre, dentist and leisure centre with swimming pool.

There is a newly built secondary school in Eyemouth and a range of private educational establishments in East Lothian, Edinburgh and Berwick. Coldingham Sands and St. Abb's Head lie about a mile and a half to the East and Berwick upon Tweed is a short drive to the south, providing further facilities, including a mainline railway station with regular services to Edinburgh, Newcastle and London. Edinburgh provides all the amenities you would expect from Scotland's capital city. The surrounding area is ideal for the outdoor enthusiast in many sports and activities.

A local golf course can be found at nearby Eyemouth, with the renowned links courses at Gullane and Muirfield located further up the coast. Coldingham has a beautiful sandy beach complete with picturesque beach huts and the nature reserve at St. Abbs Head has some of the best diving in British waters. Sea fishing is available at Eyemouth and river fishing on the Tweed and Whiteadder. There is an abundance of short and long walking routes in the area.



*"...an ideal base to reach many of the neighbouring towns..."*



his generous seven bedroom Georgian family home is presented in good decorative order, providing a bright, spacious living space the rooms are of generous proportion. It would make an ideal family home or provide the opportunity to run as a successful bed and breakfast business. Conveniently situated close to the A1 and within easy reach of train stations, it is within easy commuting distance to Edinburgh, Newcastle and other locations north and south.



The accommodation briefly comprises:

Ground Floor: Entrance vestibule, spacious entrance hallway with access to the large basement, lounge with wood burner, dining room with access to the kitchen and large family room both featuring double doors to the suntrap west facing garden for al-fresco dining. A recently fitted and well-appointed breakfasting kitchen featuring an impressive rangemaster style hob and cooker, a utility/boot room, guest bedroom/office, with en-suite wet room/WC and external access. Completing the ground floor and off the large family room is a further WC and storage cupboard.

First floor: Access off a split staircase, both bedroom 3 and bedroom 4 are generous in size and feature en-suite bathrooms and are perfect for private family quarters. To the first floor landing, bedrooms 1, 2 and 5 are found each with an ensuite and views over the garden grounds varying in size suiting different family needs. Bedroom 1 is of particular note featuring dual aspect windows, and an en-suite bathroom with shower.

Attic level: on the top floor of the property is found another bathroom and a further two bedrooms. Bedroom 6 is currently used for a home gym and bedroom 7 which features an annexe off, is perfect for a children's' playroom, study or craft room.

Exterior: Ample private parking, single garage, outbuilding large enough to convert to a granny flat, small studio or workshop. Garden grounds with lawn, mature trees and flower beds.

Additional benefits include oil fired central heating, partial double glazing, garage and off road parking. Original working shutters in lounge, dining room, bedrooms 1, 2, 3 & 4.





"...an ideal family home..."





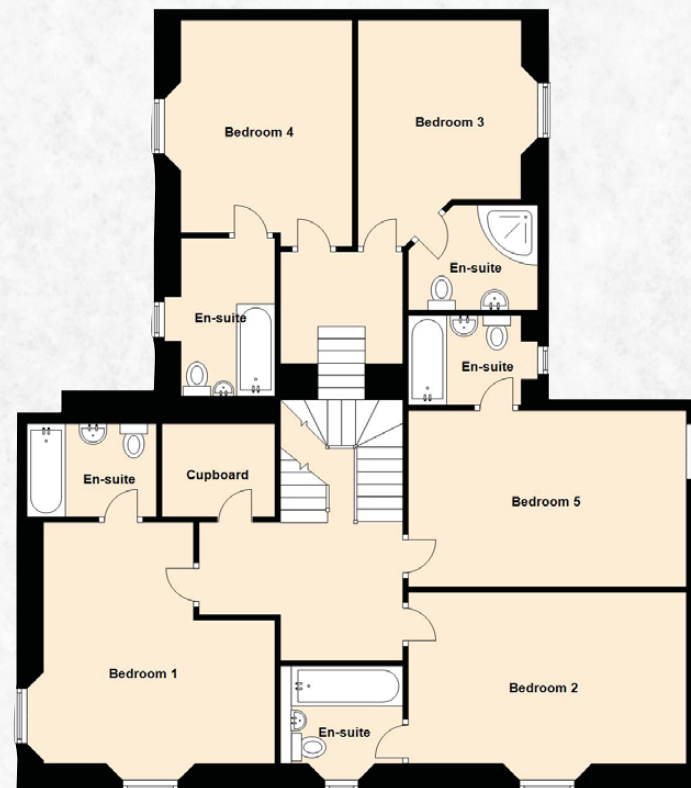
# Specifications

## FLOOR PLAN, DIMENSIONS & MAP

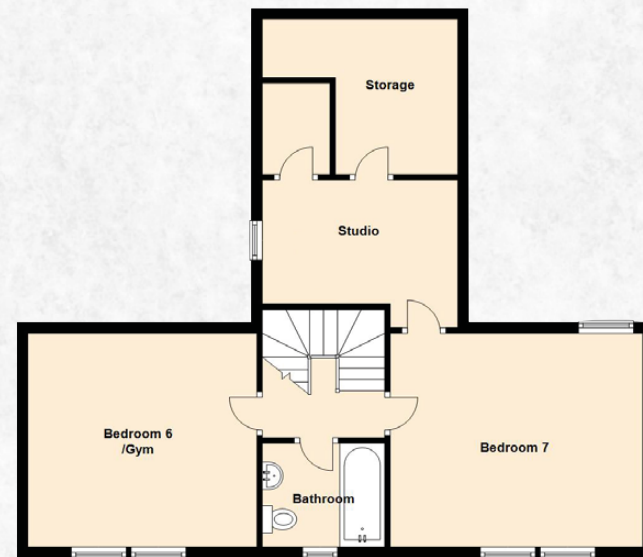
Ground Floor



First Floor



Attic



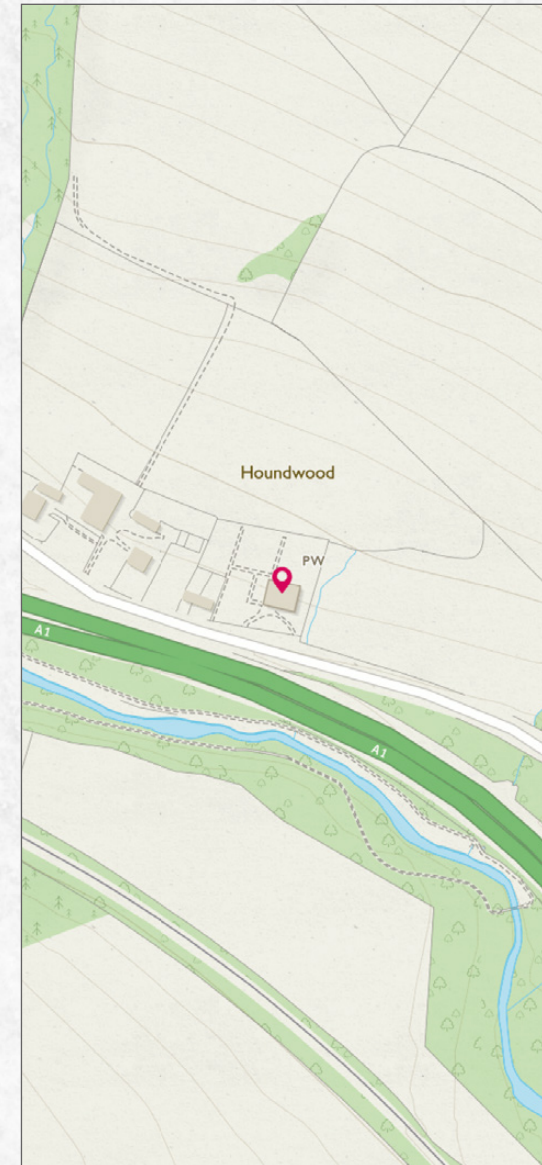
Approximate Dimensions (Taken from the widest point)

Entrance Hall	6.95m (22'10") x 2.23m (7'4")
Lounge	4.65m (15'3") x 3.87m (12'8")
Dining Room	6.48m (21'3") x 4.22m (13'10")
Family Room	9.51m (31'2") x 3.95m (13')
Kitchen	6.50m (21'4") x 6.30m (20'8")
Bedroom 1	4.70m (15'5") x 4.33m (14'2")
En-suite	2.36m (7'9") x 1.70m (5'7")
Bedroom 2	4.70m (15'5") x 3.25m (10'8")
En-suite	2.16m (7'1") x 1.84m (6')
Bedroom 3	4.42m (14'6") x 3.28m (10'9")
En-suite	1.99m (6'6") x 1.92m (6'4")
Bedroom 4	4.42m (14'6") x 3.25m (10'8")
En-suite	2.36m (7'9") x 1.92m (6'4")
Bedroom 5	4.74m (15'7") x 3.21m (10'6")
En-suite	1.99m (6'6") x 1.63m (5'4")
Bedroom 6/Gym	4.17m (13'8") x 3.89m (12'9")
Bedroom 7	4.60m (15'1") x 3.89m (12'9")
Studio	3.56m (11'8") x 2.69m (8'10")
Bedroom 8/Office	5.07m (16'8") x 2.57m (8'5")
En-suite	2.36m (7'9") x 2.32m (7'7")
Bathroom	2.21m (7'3") x 1.89m (6'2")

Gross internal floor area (m<sup>2</sup>): 346m<sup>2</sup>

EPC Rating: F

Extras (Included in the sale): All fixtures, fittings, carpets, curtains and kitchen appliances.





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