



## Bonnie View Greystone Lees

Burnmouth, Eyemouth, TD14 5SZ

Offers In The Region Of £460,000

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A fantastic opportunity to purchase this stunning detached bungalow, which forms part of an exclusive hamlet of properties close to the village of Burnmouth. Burnmouth is the first village in Scotland on the east coast, some six miles north of Berwick-upon-Tweed and three miles from Eyemouth, both with excellent shopping and Berwick-upon-Tweed has a railway station, making it within easy commuting distance to both north and south.

The beautifully presented interior offers modern contemporary living accommodation with underfloor heating and solar panels for energy efficiency. The interior comprises of a large dual aspect lounge with a vaulted ceiling with a full length with taking advantage of the superb countryside views and bi-folding doors giving access to the private rear garden. Double French doors from the lounge into a large open plan kitchen/dining area with an excellent range of cream shaker units with appliances, a central workstation and ample space for a table and chairs in the dining area. There is a useful utility room, a modern bathroom with a four piece suite featuring a jacuzzi bath and four double bedrooms, the main bedroom has a dressing room and a en-suite shower room. Large floored loft offering excellent storage.

Block paved driveway offering ample parking for a number of vehicles and a landscaped garden at the rear with a sunken patio offering a private sitting area to enjoy the countryside views, providing a tranquil and peaceful setting to unwind after a long day. There is a lawn area and a wild flower garden.

This property would make an ideal family or retirement home, make an appointment to view this stunning home through our Berwick office.



## Entrance Hall

11'1 x 4'8 (3.38m x 1.42m)

Partially glazed entrance door giving access to the hall, which has an oak floor and two power points. Recessed ceiling spotlights. Glazed doors to bedroom 4 and kitchen/dining area.

## Bedroom 4

7'7 x 16'3 (2.31m x 4.95m)

A multifunctional room which is a double bedroom, however, it would make another reception room. Two windows to the front, recessed ceiling spotlights and eight power points.

## Open Plan Kitchen/ Dining Area

16'2 x 41' (4.93m x 12.50m)

A superb open plan room with an excellent range of cream shaker wall and floor kitchen units with a central workstation and solid wood worktops. The kitchen has a double oven, five ring gas hob with a cooker hood above. One and a half bowl ceramic sink and drainer below the double window to the side. Built-in shelved double pantry cupboard. Double window to the rear with countryside views. Recessed ceiling spotlights, under unit lighting and ceiling lights over the dining area and the breakfast bar. Fourteen power points and double partially glazed doors to the lounge.

## Lounge

19'8 x 16'9 (5.99m x 5.11m)

A stunning dual aspect reception room with a vaulted ceiling and a full length double window to the rear with superb countryside views and a window and triple bi-folding doors to the side giving access to the garden. Oak flooring a television point and six power points.

## Utility Room

5'3 x 12' (1.60m x 3.66m)

Cream wall and base storage cupboards with wooden worktop surfaces. Plumbing for an automatic washing machine and space for a tumble dryer. Cloaks hanging area, two power points and a partially glazed entrance door to the side.

## Hallway

3'8 x 16'8 (1.12m x 5.08m)

Two built-in double storage cupboards, oak flooring and access to the loft.

## Bedroom 1

15'3 x 13'2 (4.65m x 4.01m)

A spacious double bedroom with a double window to the rear with countryside views. Recessed ceiling spotlights and eight power points. Door to the dressing room.

## Dressing Room

8'4 x 4'7 (2.54m x 1.40m)

Built-in hanging and shelved areas offering excellent storage, a light tunnel and a door to the en-suite shower room.

## En-suite Shower Room

8'3 x 4'9 (2.51m x 1.45m)

Fitted with a quality white three piece suite with an attractive tiled splash back, the suite includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity unit below and a shaver socket above. Frosted window to the rear and a heated towel rail. Recessed ceiling spotlights.

## Bedroom 2

10'3 x 11' (3.12m x 3.35m)

A double bedroom with a window to the front, recessed ceiling spotlights and a door to the bathroom. Six power points.

## Bathroom

10'3 x 6' (3.12m x 1.83m)

Fitted with a quality white four piece suite, which includes a jacuzzi bath, a wash hand basin with a vanity unit and a mirror above, a toilet and a corner shower cubicle. Heated towel rail, a frosted window to the front and recessed ceiling spotlights.



## **Bedroom 3**

10'3 x 10'8 (3.12m x 3.25m)

Another double bedroom with a window to the front, recessed ceiling spotlights and six power points.

## **Loft**

Access to the floored loft via a loft ladder, it offers excellent storage and offers the potential to extend the accommodation if required. The loft contains the central heating boiler

## **Store Room**

8'6 x 8'2 (2.59m x 2.49m)

Entrance door to the rear and window to the front, the store room offers storage for garden equipment, or could be converted into an outside office. Lighting and power connected.

## **Gardens**

Block paved driveway at the front and side of the property offering ample parking for a number of vehicles. Private patio at the rear of the property which is a real suntrap and has a barbecue area. Lawn and flower garden at the top of the rear garden.

## **General Information**

Gas Central heating with under floor heating.

10kW battery storage in the loft which operates in conjunction with the solar panels.

All fitted floor coverings are included in the sale.

Full double glazing.

Council tax band F.

All window and blinds included in the sale.

## **Agency Notes**

### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

### **FIXTURES & FITTINGS**

Items described in these particulars are included in the

sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

## **VIEWING**

Strictly by appointment with the selling agent.





GROUND FLOOR  
1646 sq.ft. (152.9 sq.m.) approx.



TOTAL FLOOR AREA: 1646 sq.ft. (152.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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