



License No: ES100012703



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

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BEECHTREE HOUSE
 EYEMOUTH, RESTON
 MAIN STREET
 TD14 5JS



EECTHREE HOUSE
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MAIN STREET
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**TRADITIONAL TERRACED HOUSE
WITH INTERESTING LAYOUT**

**GREATLY MODERNISED YET
RETAINING MUCH CHARACTER
AND FEATURES**

**ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN/BREAKFAST ROOM
GARDEN ROOM
OFFICE/STUDY
3 DOUBLE BEDROOMS
1 SINGLE BEDROOM
NEW BATHROOM
NEW SHOWER ROOM
ENCLOSED GARDENS
WHITE METER ELECTRIC HEATING
DOUBLE GLAZING
OFF-STREET PARKING**

VIEWING:

TELEPHONE OWNER 07882 195784

OR GSB PROPERTIES 01620 825368

GENERAL DESCRIPTION

Reston is a popular rural village which lies just off the A1 and from which either Edinburgh or Newcastle can be reached within the hour. Surrounded by wonderful countryside, the village offers good amenities such as a village shop, post office, church, pub, nursery and primary school while secondary schooling is provided in nearby Eyemouth. Further comprehensive shopping and recreational facilities can be found 10 miles away at Berwick-upon-Tweed which also has the East Coast main line railway station with its park and ride facilities.

Beechtree House is a stone built terraced house which also incorporates a traditional white washed cottage to the back. This interesting combination blends very well together and the property offers bright and spacious living accommodation with a flexible layout. In brief, the accommodation comprises on the ground floor entrance hall, a recently refitted bathroom with contemporary white suite and mains shower; a fitted modern kitchen/breakfast room with large centre island and fitted with all appliances and a feature fireplace, spacious lounge/dining room with display fireplace and exposed beams with velux windows set in the roof space which give a lovely bright and airy aspect to the room, garden room in a similar design with an office/storage space also set in the roof space and accessed via a retractable wooden ladder. Also just off this room is a modern shower room. Upstairs there are two good sized double bedrooms, while at upper level there are two further bedrooms set within the eaves. Outside there is a large, mature and easily maintained gravelled garden to the back. It is also an economically run home with white meter electric heating and double glazing and there are ample power outlets, TV and telephone connection points throughout.

Beechtree House is a most interesting, bright and comfortable family home which also has the flexibility to provide part independent living or granny flat accommodation. Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL	5.70m x 0.95m (18'8" x 3'4")
BATHROOM	1.80m x 2.6m (6' x 8'7")
KITCHEN/BREAKFAST ROOM	5.05m x 3.25m (15'7" x 10')
LOUNGE	5.30m x 4.1m (17'5" x 13'6")
GARDEN ROOM	4.20m x 3.55m (13'10" x 11'8")
STORAGE/OFFICE SPACE	3.55m x 2.8m (11'8" x 9'2")
SHOWER ROOM	2.90m x 1.20m (9'7" x 4')

1ST FLOOR

BEDROOM 1	5.25m x 3.05m (17'3" x 10')
BEDROOM 2	4.1m x 3.45m (13'6" x 11'4")

TOP FLOOR

BEDROOM 3	4.7m x 2m (15'5" x 6'7")
BEDROOM 4	4.65m x 3.5m (15'3" x 11'6")

GARDEN

The large enclosed courtyard garden to the rear which enjoys the sun at all times of the day has been well landscaped to provide excellent privacy and seclusion and contains many mature shrubs, trees and climbing plants - a wonderful haven for wild life. In addition, there is a sunken paved patio/sitting area adjacent to the house with further seating areas positioned around the garden. At the far end of the garden are a number of small outbuildings including an aviary, together with an area of hard standing with double gates which is suitable for private parking.

EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, hob, oven, canopy extractor hood, dishwasher, larder fridge, washer/dryer and outbuildings.

COUNCIL TAX BAND – C

