



# CORMORANT COTTAGE

COLDINGHAM, EYEMOUTH, TD14 5PX

# The Property

## CORMORANT COTTAGE

McEwan Fraser Legal is delighted to present to the market a rare opportunity to purchase a luxury holiday accommodation business, consisting of a beautiful modern barn conversion with spectacular sea views. The property is fully furnished and ready for instant operation.

Cormorant Cottage has recently undergone a full refurbishment, is finished to the highest standard and is being offered with everything included to enable the cottage to be booked and let from day one, ensuring an instant revenue stream for the new owner.





The accommodation comprises a welcoming entrance hall on the ground floor which gives access to all three of the double bedrooms, the master bedroom has a conveniently placed en-suite shower room. There is also a family bathroom on the ground floor.







The first floor is the focal point of the house with an open plan fully fitted bespoke kitchen, lounge and dining room with amazing wall-to-floor bi-fold doors opening up to an external decked terrace with uninterrupted views out to the sea. Internally, the cottage is fully furnished with all furniture and soft furnishings, including bedding and towels, TVs, kitchen appliances, crockery and utensils included in the sale.

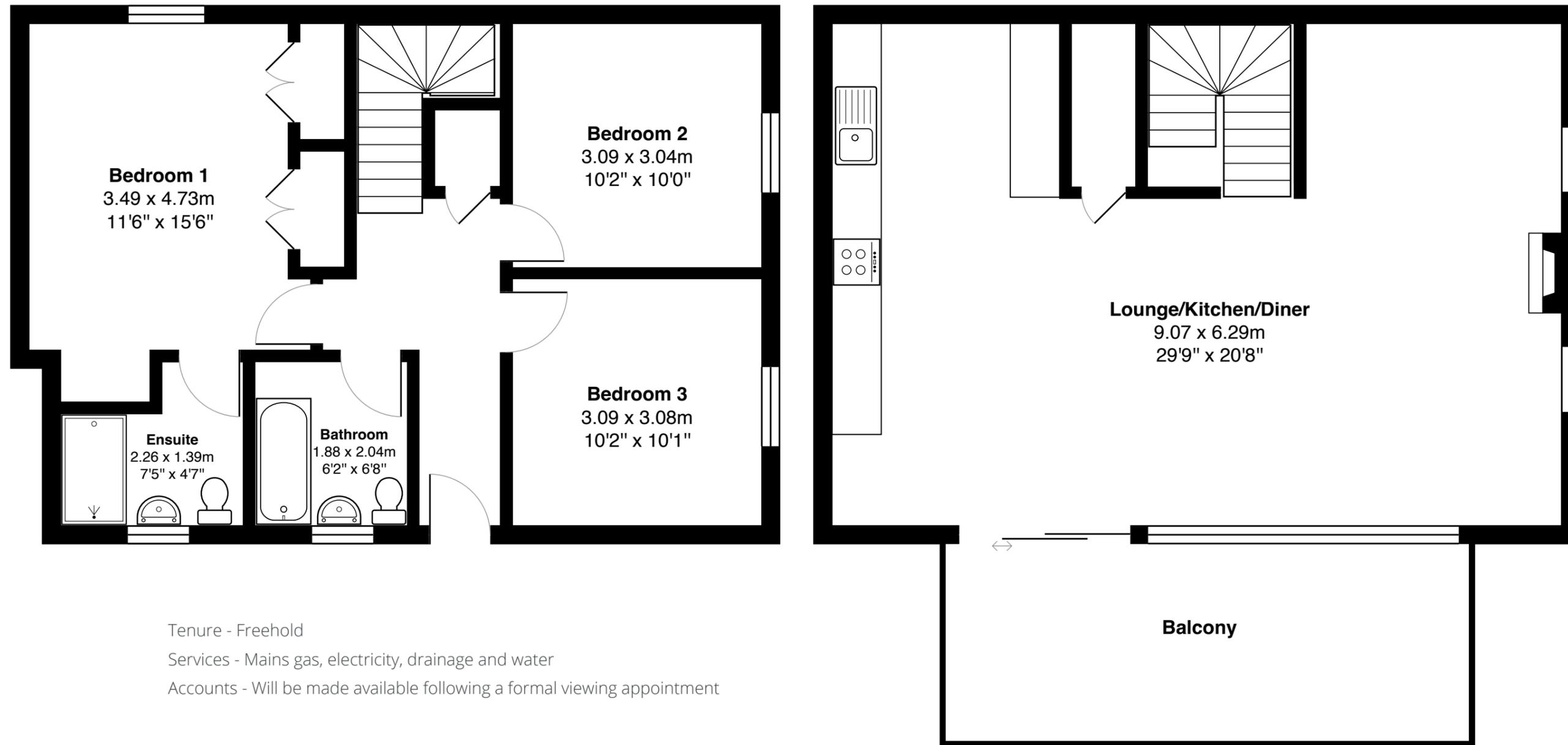












Tenure - Freehold

Services - Mains gas, electricity, drainage and water

Accounts - Will be made available following a formal viewing appointment



Externally, the property has private parking, a covered sitting area, shed and bin store.

Overall, this is a fantastic opportunity to purchase a beautiful holiday cottage located in an area popular with holidaymakers, walkers, cyclists and nature enthusiasts, making this a fruitful and secure 'hands-off' investment, alternatively the property would make a fantastic family home.



# The Location

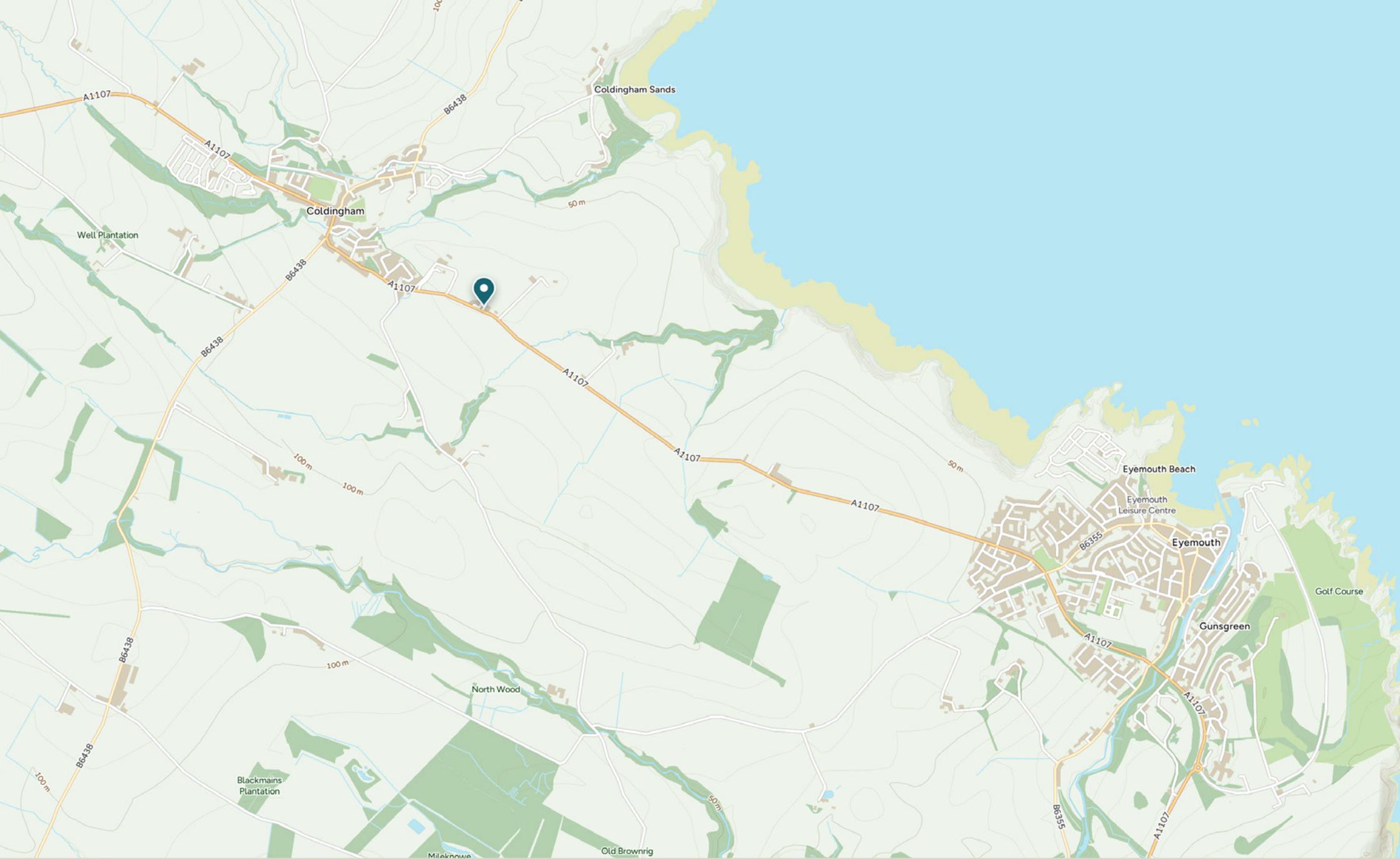
## COLDINGHAM & EYEMOUTH

The village of Coldingham is located within the Scottish Borders offering a few local amenities such as a village shop, primary school and pub. However, just a few miles along the coast you will find the town of Eyemouth which offers a wider range of amenities including a range of local shops, professional services, public houses, restaurants, banks and both primary and secondary schools including the recently built Eyemouth High School. The town offers a good selection of sports clubs including Eyemouth Golf Club. Berwick-upon-Tweed also has a selection of leisure and sports clubs, banks, public houses, restaurants a theatre, cinema and a wide selection of amenities including local and national shops and four supermarkets.

The property is well positioned with access onto the A1 trunk road for driving a short distance to Coldingham Bay and St Abbs, renowned for their sandy beaches and coastal walks. The A1 also allows easy access both north to Edinburgh and south into England. There are two mainline railway stations in Berwick upon Tweed which is around 3 miles away and a regular local bus services operating to many of the nearby towns and villages including Edinburgh and Newcastle. Although the property is semi-rural there are many sporting pursuits on the doorstep including hill walking in the Cheviots, sea fishing, horse riding, diving and shooting. The area is also well known for the nearby golf courses.







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