

LEGAL
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Merry Winds

9 Pocklaw Slap, Eyemouth, TD14 5AX





Merry Winds is a spacious detached bungalow with beautiful sea views across the Berwickshire coast situated in a central, residential area of Eyemouth. Perfect for a family or retiree, the property is within easy reach of the Town's amenities and facilities including primary/secondary schools and golf course. Its elevated position enhances the wonderful views on offer from the front of the house which can also be enjoyed from lounge with its large window overlooking the sea.



Internally, the accommodation is well proportioned offering a degree of flexibility if desired with some of the rooms offering different uses depending on requirements. There are perhaps some aspects of the interior that may now benefit from general cosmetic upgrading but offering plenty of scope for the purchaser to do this to their own specification. The conservatory to the rear has been a worthy addition to the property with overlooks over the garden area and providing a nice area to relax in. Merry Winds has a garage and private drive with garden space to the front as well as a fully enclosed garden at the rear comprising of a large grassed section and separate decking area perfect for entertaining.

LOCATION

Eyemouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction. Local facilities include primary and secondary schools, Health Centre, 18-hole golf course, swimming pool, sports centre and a variety of local shops. Ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve and coastal walks. The historic town of Berwick upon Tweed lies some nine miles to the south providing a wide range of supermarkets, larger shops, sporting and entertainment facilities. Eyemouth is within easy commuting distance to Edinburgh with the recently upgraded A1 or with Edinburgh and Newcastle accessible within an hour on the main east coast rail line from Berwick upon Tweed

KEY FEATURES

- Beautiful Coastal and Sea Views
- Located in a Central, Sought After area in Eyemouth
- Large Enclosed Garden to the Rear with Additional Garden Space to the Front
- Garage Plus Private Parking on Driveway
- Conservatory to the rear with Direct Access to the Garden
- Spacious Rooms with Flexible Layout

ACCOMMODATION

The vestibule entrance leads into the hallway with several built in cupboards providing good storage. The lounge is located to the front of the house and boasts large windows to two sides making the most of the beautiful coastal views this property has to offer. With plenty of unit and work top space for storage, the dining kitchen is light and spacious enough for a table and chair set. Adjoining on to the kitchen is a beneficial utility room, again with a range of units and space for additional kitchen appliances. A small cloakroom off is fitted with a WC and pedestal sink. The dining room is spacious and has the option to be used as a third bedroom if desired with great views to the front of the house. At the back of the house is a fully glazed conservatory with doors leading directly out to the rear garden. The main bedroom overlooks the rear garden and offers ample floor space for furnishings with the second bedroom overlooking the front garden and benefits from built in storage and spectacular views. Space is not limited in the family bathroom which is fitted with a full suite including bath, separate shower cubicle and bidet.

MEASUREMENTS

| | |
|----------------|---------------|
| Lounge | 5.79m x 3.62m |
| Dining/Kitchen | 2.71m x 3.60m |
| Utility | 2.69m x 2.36m |
| Conservatory | 3.99m x 3.67m |
| Bathroom | 2.88m x 3.17m |
| Bedroom One | 3.99m x 4.00m |
| Bedroom Two | 3.34m x 3.49m |
| Bedroom Three | 2.58m x 5.11m |

EXTERNAL

The main garden area is located to the rear of the property and consists of a large raised grass area accessed by a few steps from the decking area ideal for outside entertaining and social gatherings. With side access to the front garden, the rear is fully enclosed with fencing and

hedges. Complete with a garage and private driveway, the front of the property also consists of a pleasant, planted garden area.

ADDITIONAL INFORMATION

A hatch from the hallway opens to give access to the partially floored attic, via a pull down Ramsay style ladder.

SERVICES

Mains water and electric. Gas Central Heating. Double Glazing.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating D

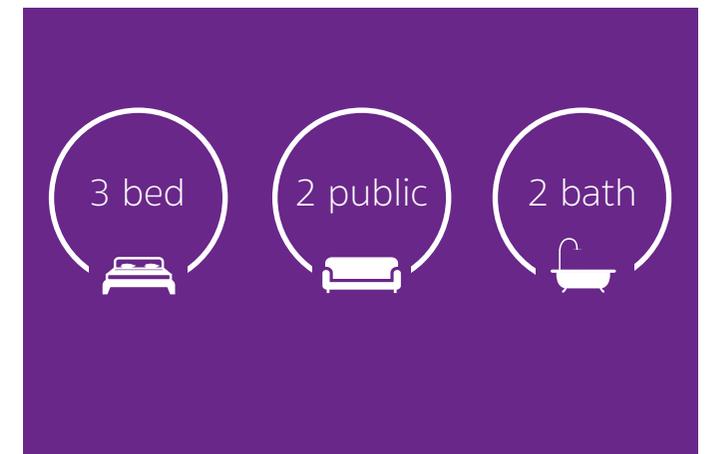
VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



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