



# 11 Queens Road

EYEMOUTH, TD14 5DR



Extremely Smart And Stylish Three Bedroom Property With Two Bathrooms, Private Parking And Enclosed Garden.

Entrance Hall, Lounge, Dining Kitchen, Bathroom And Three Bedrooms And Shower Room. Private Parking. Enclosed Garden With Timber Studio/ Workshop. Double Glazing. Gas Central Heating.



Having been modernised and upgraded by the current owner, this three bedroom house offers an extremely stylish interior with good proportions throughout. The contemporary decor and styling is likely to appeal to those seeking a starter home or those in search of a family home in the town that is in true move in condition. The upstairs accommodation has been altered to include a very useful shower room whilst externally there is valuable off street parking for two and an enclosed rear garden complete with timber studio or workshop.

## LOCATION

Eyemouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction, while the local area is also admired by sub-aqua divers and walkers. Local facilities, all within easy walking distance include primary and modern secondary schools, health centre, 18-hole golf course, swimming pool and sports centre. Eyemouth is ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve, while the surrounding countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 2 miles of the town giving quick and easy access to Edinburgh and Newcastle, while 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.

## KEY FEATURES

- Extremely smart interior
- True move in condition
- Spacious rooms
- Bathroom and Shower Room
- Studio/workshop in the rear garden
- Private parking

## ACCOMMODATION

The front porch with window provides a useful space for coat hanging etc with an internal door leading into the warm and welcoming entrance hall; a large under stair recess and built in cupboard provide valuable storage. Extending to the front, the lounge is a light and airy room with large windows and a connecting door to the kitchen at the rear. Having been refitted with modern slate grey units, the kitchen benefits from built in appliances, windows over the garden and plenty of space to one end for family dining. A door connects directly to the rear garden. The bathroom on the ground floor has been very tastefully fitted with a white suite incorporating a free standing bath with slate effect wet wall panelling surround. On the upper floor, the main bedroom to the front is a spacious double with built in wardrobe storage. Similarly, bedroom two also benefits from built in storage and overlooks the rear garden whilst the third bedroom is a pleasant single or perhaps home office if preferred. The shower room

extends off the third bedroom and is fitted with a white suite including a large shower cubicle.

## EXTERNAL

The gardens extend to the rear and are fully enclosed with the benefit of good sun throughout the day. To the foot of the garden is the large detached timber studio/workshop. Complete with light and power this space provides many different uses depending on preference and has in recent times been used as an entertainment area but could be equally well utilised perhaps as a child's playroom or a dedicated office for those that work from home. The area to the front of the property has been altered to provide very useful off street parking with space for two vehicles.

## SERVICES

Mains services. Gas central heating. Double glazing.

## MEASUREMENTS

Lounge	4.26m x 3.95m
Dining Kitchen	4.70m x 2.95m
Bathroom	2.36m x 1.63m
Bedroom One	4.32m x 3.08m
Bedroom Two	3.92m x 3.22m
Bedroom Three	2.91m x 2.06m
Shower Room	3.48m x 1.00m

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating B

## VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573225999 - 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.