

LEGAL
HASTIN & S



Sea Breeze

Greystonelees Steading, Eyemouth, TD14 5SZ





Sea Breeze is a beautifully presented two storey house located on the outskirts of Burnmouth and is within close driving distance to Eyemouth and Berwick-Upon-Tweed where many local shops and services can be found. The property offers beautiful sea views over the Berwickshire Coastline with an enclosed rear garden and further grass area to the front where you can make the most of the summer sun, enjoying BBQ'S and social gatherings. Internally, the accommodation is beautifully presented with contemporary décor and sizeable rooms. Sea Breeze provides the perfect opportunity for those looking for a family home which is within easy reach of the local Towns amenities and facilities including primary/secondary schools and golf course.



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

- Spacious Family Dining and Kitchen Area
- Garage plus an Allocated Parking Space
- Beautiful Coastal and Sea Views
- Enclosed Garden to Rear as well as Garden Area to the Front
- Three Spacious Bedrooms with one En-Suite
- Within Close Driving Distance to Local Towns and Amenities
- Commuting Distance to Edinburgh

GROUND FLOOR ACCOMMODATION

The newly fitted dining kitchen offers plenty of space for family gatherings and entertaining. The kitchen is fitted with a modern range of units and work tops offering ample storage space. The adjoining utility room is a useful facility for extra kitchen appliances and gives direct access to the rear garden. With large windows overlooking the rear and double doors to the front, the lounge makes the most of the natural light. Fitted with a multi fuel stove, the lounge is a sizeable space to sit back and relax. Downstairs also benefits from a small cloakroom with WC and basin, as well as a built in storage cupboard under the stairs.

UPPER FLOOR ACCOMMODATION

The light and airy upper floor has a large landing area at the top of the stairs with further storage space. With double aspect windows and coastal sea views, the master bedroom is complete with a freshly presented en-suite shower room. All bedrooms are spacious and are finished with built in storage. The large family bathroom is modern and comprises a white bathroom suite with shower over the bath.

EXTERNAL

The main garden area lies to the front of the property with grass areas either side of the main pathway which has plenty room for an outdoor seating area. To the rear there is also a private enclosed garden. Sea Breeze benefits from a garage with upper mezzanine level, as well as an allocated outside parking space at the front door.

MEASUREMENTS

Kitchen/Dining Room	5.16m x 4.52m
Utility	2.97m x 1.48m
Lounge	4.30m x 4.54m
Bedroom One	4.73m x 3.21m
En-suite	1.70m x 1.61m
Bedroom Two	4.57m x 3.21m
Bedroom Three	2.57m x 2.93m
Bathroom	2.55m x 2.96m

SERVICES

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

COUNCIL TAX

The property does not currently have a council tax band due to it being used as a holiday home. This would be allocated once the property becomes domesticated.

ENERGY EFFICIENCY

Rating C.

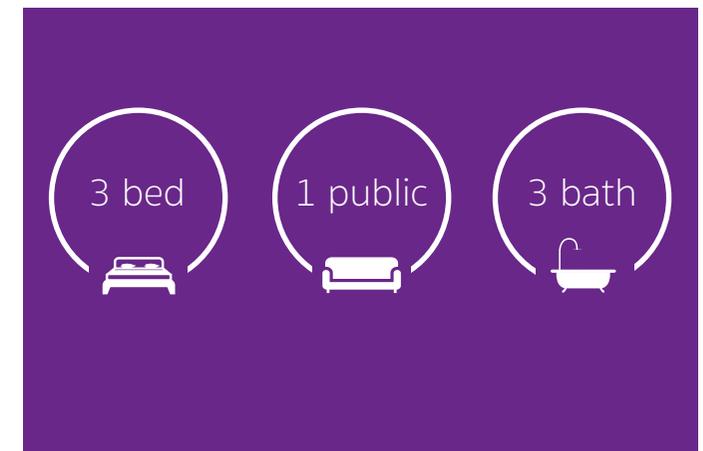
VIEWING AND HOME REPORT

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.



HASTING^{LEGAL}&S

01573 225999 • lines open until 10pm
www.hastingslegal.co.uk



Property Shops 01573 225999 • Kelso • Selkirk • Duns
Hastings Legal Services 01573 226999

Zoopla.co.uk

b@spc
All You Need

e@spc

Find details of all our properties at
rightmove.co.uk
The UK's number one property website

PrimeLocation.com

onTheMarket.com