



42 Gillsland  
Eyemouth, TD14 5JF

£800 Per Month



A desirable detached bungalow enjoying a peaceful position within this highly sought after area of Eyemouth. Set on a private plot with neat gardens to the front and rear, in addition to a private driveway and single garage.

Lounge, Kitchen, Two Double Bedrooms, Bathroom. Garage. Garden.

Landlord Registration No. 422067/355/11311  
EPC Band D

LARN2504002



A desirable detached bungalow enjoying a peaceful position within this highly sought after area of Eyemouth. Set on a private plot with neat gardens to the front and rear, in addition to a private driveway and single garage. The well proportioned interiors are neatly presented in neutral tones, benefitting from plenty of natural light and with a direct garden connection via patio doors from the lounge.

#### LOCATION

Eyemouth is a thriving coastal town with a rich maritime history. Focussed around the working harbour, beach and promenade, the local scenery is impressive with a wealth of coastal activities to enjoy in the area:

- Amenities: The town boasts a super range of every day facilities including a co-op, health centre, pharmacy, 18-hole golf course, swimming pool and sports centre plus a fantastic range of independent shops and eateries not to mention Gunsgreen House – a museum dedicated to the towns historic smuggling trade.
- Schooling: There is both a primary school and secondary school within the town as well as Early Years settings.
- Population: Approximately 3700
- Transport Connections: Lying approximately fifty miles from Edinburgh, and just two miles off the A1 which affords easy connections to the North & South. Local East Coast Rail connections are available at Reston (6 miles) and Berwick Upon Tweed (8

#### ACCOMMODATION SUMMARY

Lounge, Kitchen, Two Double Bedrooms, Bathroom. Garage. Garden.

#### ACCOMMODATION

A practical front porch/boot room opens into a spacious L-shaped lounge and dining area, creating a bright and versatile living space. Patio doors at the rear provide direct access to the garden, while the dining area sits conveniently beside the well-appointed kitchen, which enjoys pleasant views over the cul-de-sac to the front. A small inner hallway offers useful

storage and leads to two generously sized double bedrooms and a bathroom fitted with a shower over the bath.

#### EXTERNAL

Driveway. Garden to the front mainly laid to lawn with mature shrubs. To the rear there is a patio area and further lawned area with mature shrubs, garden shed and greenhouse.

#### COUNCIL TAX BAND

Band D

#### ENERGY PERFORMANCE RATING

Band D

#### LANDLORD REGISTRATION

422067/355/11311

#### ADDITIONAL INFORMATION

Rent £800 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let is preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

LARN2504002