



Apt 1, Collinville House  
Eyemouth, TD14 5HT

£695 Per Month



This first floor apartment is perfectly placed for the beach and all local attractions – a superb location that very rarely comes to the market. Forming part of an attractive stone building, the apartment itself is stylish and contemporary in a popular area of The Scottish Borders.

Landlord Registration No. 470243/355/01581  
EPC - Band C

LARN2504002



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#### 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 Gunsreen 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 miles)

#### ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Three Double Bedrooms and Bathroom

#### ACCOMMODATION

The layout of the interior makes the most of the harbour side location with the lounge plus all three bedrooms boasting fantastic uninterrupted outlooks. The lounge offers the perfect spot to watch the everyday hustling's of a working fishing port with two large windows to the front and a pleasant focal point provided by the modern wall mounted electric fire. A step from the main hallway leads up to the stylish dining kitchen which is fitted with a great range of contemporary units complete with wood effect worktops. This nicely sized room offers plenty of space for every day dining and has a connecting door to the separate warehouse/store that lies beyond. All three bedrooms

are bright and spacious double rooms with ample space for free standing furniture whilst the bathroom towards the rear of the apartment is surprisingly large; newly fitted with contemporary wet wall panelling and a white suite including a bath and large separate stand-alone shower cubicle.

#### EXTERNAL

Positioned within a harbour-side location the property has a fantastic outlook towards the working harbour and Gunsreen House and surrounding areas. Although there is no garden with property, the picturesque beach is only a few minutes round the corner along with shops, cafes and local amenities all on your doorstep.

#### COUNCIL TAX

Band B

#### ENERGY PERFORMANCE CERTIFICATE

Rating C

#### LANDLORD REGISTRATION NUMBER

470243/355/01581

#### SERVICES

Mains Water, Electric, Double Glazing, Gas Central Heating

#### ADDITIONAL INFORMATION

Rent £695 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 preferred. No smoking is permitted on the premises.

A maximum of 2 pets will be considered subject to prior agreement with the landlords and a higher deposit payment-£1390.

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.

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