



56 Queens Road  
Eyemouth, TD14 5DS

£680pcm



2 bed



1 public



1 bath



This well proportioned two-bedroom end-terrace home offers an ideal blend of space, comfort, and convenience, perfect for working professionals or a young family seeking room to grow. Boasting generous outdoor space, the property is ideally located within easy reach of local schools, sports facilities, the beach, and everyday amenities, making day to day living both easy and enjoyable.

Entrance Hall, Lounge with Dining Area, Breakfasting Kitchen, Two Double Bedrooms and Bathroom

BOR-1603864-25

EPC - C

LARN2504002





Nestled in a peaceful and private corner plot, 56 Queens Road presents a beautifully modern two-bedroom semi detached home that perfectly balances contemporary style with everyday comfort. Inside, the property is filled with natural light, thanks to its bright and airy décor, while the sleek, modern kitchen seamlessly opens onto the gardens, ideal for entertaining or relaxing outdoors.

The outdoor space is a standout feature, offering generous garden areas that wrap around the rear and side of the home, creating a rare sense of openness and tranquillity. Set well back from the road, the property enjoys excellent privacy while remaining just a short stroll from the town centre and everything vibrant Eyemouth has to offer.

### LOCATION

Quietly tucked into a private corner plot location 56 Queens Road is a very smart semi detached property. Available in move in condition, the interior offers light and airy décor throughout plus a stylish modern kitchen which connects directly to the gardens. The outside space is much larger than you might expect and extends to the rear and side of the property. Being set well back from the road there is good levels of privacy and this popular residential area affords easy access to the town centre and local amenities.

### ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Breakfasting Kitchen, Two Double Bedrooms and Bathroom

### ACCOMMODATION

Extending the full depth of the property, the bright and spacious lounge with rear dining area benefits from dual-aspect windows, flooding the space with natural light throughout the day. The room is fully carpeted and thoughtfully equipped with a selection of modern sockets, fixtures, and fittings, offering flexible layout options to suit a range of living arrangements.

Off the dining area, you'll find a beautifully upgraded breakfasting kitchen, styled with contemporary soft grey units and complemented by a sleek integrated oven, hob, and full-size family fridge-freezer. A rear door provides direct access to the garden, ideal for easy outdoor living and entertaining.

Upstairs, the property offers two generous double bedrooms, one positioned to the front and the other enjoying views over the rear garden. Both rooms include built-in storage, adding

practicality without compromising on space. A well-appointed bathroom, fully tiled and fitted with a clean white three-piece suite, serves the upper floor.

### EXTERNAL

Extending to the rear and side of the property, the gardens enjoy good privacy and are mainly laid to lawn with a decked dining terrace. Fully enclosed and providing a secure environment and are a perfect setting for outside entertaining and alfresco dining. Tenants will also benefit from two spacious external sheds, providing ample storage for bikes, BBQs, and garden furniture.

### COUNCIL TAX

Band A

### ENERGY PERFORMANCE RATING

Rating C

### LANDLORD REGISTRATION NUMBER

BOR-1603864-25

### SERVICES

Mains Gas, Water, Electricity & Drainage

### ADDITIONAL INFORMATION

Rent £680 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.

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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