



77 The Avenue  
Eyemouth, TD14 5EA

£695 Per Month



2 bed



1 public



1 bath



Perfectly positioned in one of Eyemouth's most sought after areas, 77 The Avenue is a beautifully modern two bedroom terraced home that has been thoughtfully renovated throughout, combining fresh contemporary style with the warmth and comfort of everyday living.

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

EPC Rating - D

541042/355/03042

LARN2504002



Beautifully presented and freshly decorated, this well-proportioned two bedroom terraced home offers a superb balance of space, comfort, and convenience — an ideal choice for working professionals or a young family looking for room to grow. With generous outdoor space and a prime location close to schools, sports facilities, the beach, and everyday amenities, it makes day-to-day living both easy and enjoyable.

### 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.

### ACCOMMODATION SUMMARY

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

### ACCOMMODATION

Extending the full depth of the home, the bright and spacious lounge with rear dining area is a standout feature, enhanced by dual-aspect windows that flood the space with natural light throughout the day. Newly carpeted and thoughtfully equipped with modern sockets, fixtures, and fittings, the room offers excellent flexibility for a variety of layouts. A sleek new feature fireplace with a contemporary white surround adds both style and comfort, creating an inviting focal point for the colder months.

From the dining area, a beautifully upgraded breakfasting kitchen awaits. Finished with contemporary white wall and base units and complemented by an integrated oven and gas hob, the kitchen also benefits from a generous storage pantry with ample space for a full-size fridge freezer. A rear door opens directly to the garden, making it perfect for relaxed outdoor living and entertaining.

Upstairs, two generous double bedrooms provide comfortable retreats — one positioned to the front of the property and the other enjoying views over the rear garden. Both have been freshly painted and newly carpeted, offering a stylish yet practical finish. Completing the upper floor is a well-appointed bathroom, fully wet-walled and fitted with a crisp white three-piece suite for a modern, low-maintenance design.

### EXTERNAL

The outdoor space is a true highlight of this home, with generous gardens

arranged across three sections and enjoying sea views from the lower end — offering a rare sense of openness and tranquillity. For garden enthusiasts, a greenhouse and shed provide ample storage and practical space for plants, tools, or outdoor furniture. The upper section of the garden has been thoughtfully landscaped with low-maintenance shrubs and planters, striking the perfect balance between ease and charm.

### COUNCIL TAX

Band A

### EPC RATING

Rating D

### LANDLORD REGISTRATION NUMBER

541042/355/03042

### SERVICES

Mains Gas, Water, Drainage & Electricity

### 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.

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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