

The Beach House



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Offers Over £195,000

Eyemouth, TD14 5HE



A Fabulous Period Property Extending Over Three Floors, Situated In The Heart Of Eyemouth Within Only A Few Yards Of The Beach And Harbour

Open Plan Lounge/Kitchen, Four Bedrooms (One En-suite) And Family Bathroom



Positioned in the heart of Eyemouth town centre, Beach House is a charming period property with accommodation extending over three floors. The location is fabulous for those seeking easy access to all amenities and attractions; the promenade, beach and harbour are all within a few yards of the property.

The property offers a wonderful opportunity for those who are seeking a weekend bolthole for their own use – a perfect seaside getaway or a permanent residence in the heart of the community. In the past the property has also been run successfully as a commercial holiday let and could present an ideal prospect for those seeking a similar business venture.

The traditional accommodation offers good flexibility with a practical layout. The open plan living areas on the ground floor are flooded with natural light with large windows to the front enjoying an aspect over the town centre. A useful store and boiler cupboard is located under the stair.

Upstairs, the first floor hosts two bright and airy bedrooms plus the spacious family bathroom, whilst the second floor provides an additional two double bedrooms, one with an en-suite shower room.

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 miles) What3words ///firepower.archives.penned

HIGHLIGHTS

- Excellent town centre location
- Beach, promenade and harbour all a short walk away
- Four bedrooms
- Flexible layout
- Easy access to all local amenities

ACCOMMODATION SUMMARY

Open Plan Lounge/Kitchen, Four Bedrooms (One En-suite) and Family Bathroom

SERVICES

Mains water, electricity and drainage. Gas central heating

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £195,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. 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.