



6 Barefoots Avenue  
Eyemouth, TD14 5JH



3 bed



2 public



2 bath



Located in quiet cul de sac setting, 6 Barefoots Avenue is a desirable semi detached home featuring first floor living accommodation and pleasant open outlooks.



## 6 BAREFOOTS AVENUE

Situated in a sought-after and well-established residential area, 6 Barefoots Avenue benefits from easy access to all the town's amenities and facilities. This delightful semi-detached home offers an excellent opportunity for families, those moving into the town from out-with as well as those seeking a peaceful cul de sac setting.

The well planned interiors include a semi open living space located on first floor level which ensures plenty of natural light and pleasant open outlooks; a bright, well-proportioned living room extends into a pleasant dining area towards the rear which benefits from a serving hatch connecting to the kitchen—perfect for modern family living and entertaining. The kitchen itself offers ample space for every day dining and enjoys a rooftop view towards the sea. The upper accommodation is completed by a useful upstairs cloakroom and good built in storage off the landing.

The ground floor comprises three comfortable bedrooms which benefit from useful built in storage, and a smartly upgraded, fully tiled shower room with a spacious walk-in shower. A practical utility room gives added convenience with an external door linking to the gardens and garage beyond.

Externally, the property enjoys the advantage of a private driveway and a detached garage to the side, with neat, well-tended areas of garden to the front and rear.

## 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 Abbs 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.

## HIGHLIGHTS

- Garage and private parking
- Popular residential Area
- Close to town centre
- Open views
- First floor living accommodation
- Semi open plan layout
- Smartly upgraded shower room

## ACCOMMODATION SUMMARY

Entrance Porch, Hall, Three Bedrooms, Shower Room, Utility Room, Large Lounge with Dining Area, Kitchen, Cloakroom.

## SERVICES

Mains services. Double glazing. Gas central heating.

## COUNCIL TAX

Band D

## ENERGY EFFICIENCY

Rating D

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE AND MARKETING POLICY

Offers over £220,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto: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.