



2 Ballast House

Offers Over £210,000

Eyemouth, TD14 5DH



A Fabulous Period Building Conversion In The Heart Of Eyemouth With The Beach, Harbour And Promenade Within A Few Minutes Walk

Secure Entrance, Hall, Open Plan Lounge/ Dining/Kitchen, Three Double Bedrooms (Master With En-Suite Bathroom) And Family Bathroom



Situated in the very heart of the sought-after coastal town of Eyemouth, 2 Ballast House forms part of a particularly attractive period conversion, blending contemporary open-plan living with original character and charm. Distinguished by its impressive high ceilings and striking arched windows to the front elevation, this beautifully presented apartment offers a unique combination of historic character and modern comfort.

The building comprises just three exclusive apartments, each benefiting from a private secure entrance. Number 2 is accessed via the original stone stairway to the side of the building. Whether sought as a low-maintenance coastal retreat, an investment opportunity for holiday or long-term letting, or a superb permanent residence within easy reach of local amenities and attractions, this prime town-centre location has a lot to offer.

At the heart of the home lies a superb open-plan living, dining and family space, flooded with natural light from the impressive full-height windows. Generously proportioned and ideal for both entertaining and everyday living, this space seamlessly connects to the contemporary kitchen, which enjoys views along Church Street and is fully equipped with modern appliances and the added comfort of underfloor heating.

Positioned peacefully to the rear of the apartment, the three double bedrooms are all well-proportioned. The principal bedroom benefits from a well-appointed en-suite bathroom, while a spacious four piece family bathroom serves the remaining bedrooms. Both bathrooms feature underfloor heating and completing the accommodation is a welcoming entrance hall with excellent built-in storage, enhancing the practicality of this exceptional coastal home.

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 Gungreen 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 ///watched.shin.rural

HIGHLIGHTS

- Fabulous period conversion
- Eyemouth town centre
- High ceilings and full height windows
- Open plan living
- Three spacious bedrooms
- Under floor heating in kitchen and bathrooms

ACCOMMODATION SUMMARY

Secure Entrance, Hall, Open Plan Lounge/Dining/Kitchen, Three Double Bedrooms (Master with En-Suite Bathroom) and Family Bathroom

SERVICES

Mains water, electricity and drainage. Electric heating

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating C

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 or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

TENURE

Freehold

PRICE & MARKETING POLICY

Offers over £210,000 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.