

LEGAL
HASTIN & S

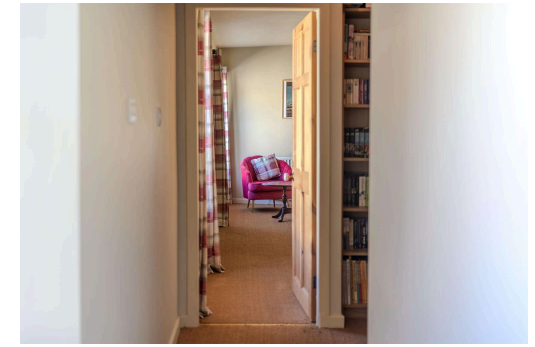
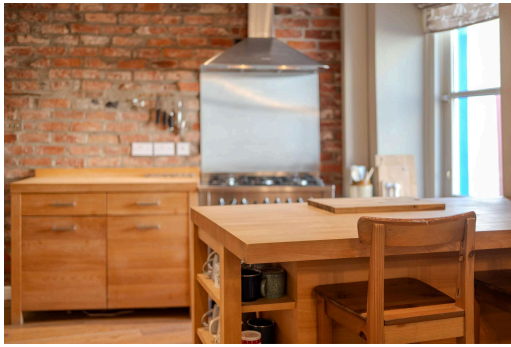
2 St Ella's Wynd

2 St. Ellas Wynd

Eyemouth, TD14 5HW

Offers Over £299,000





A rare coastal retreat tucked away in the heart of Eyemouth's historic old town, where period character meets modern comfort. Whether searching for a unique home or a proven holiday let investment, this property offers charm, sea views, and exceptional potential in an idyllic seaside setting.



Tucked away within a quaint and peaceful courtyard in the heart of the historic old town of Eyemouth, this beautifully presented period home offers a rare combination of character, coastal living, and proven investment potential—just a short stroll from the beach and promenade.

A mid-Victorian rebuild of a medieval property, the interiors are rich in period charm, seamlessly blending original features with high-quality modern fixtures and fittings. The spacious accommodation is arranged over three floors, with notably large rooms providing a versatile layout well-suited to both full-time living and guest accommodation.

From the upper levels, attractive sea views further enhance the coastal setting, while the luxurious bathroom adds a touch of contemporary refinement.

The internal garage adds added practicality whether for vehicular use or as additional storage.

Currently operating as a successful commercial holiday let, the property benefits from an established track record, making it an ideal turnkey investment for those seeking income in a desirable coastal destination, with plenty of opportunities to develop the business further. At the same time, its generous proportions, tranquil setting, and unique character make it equally appealing as a distinctive main residence—perfect for buyers looking to enjoy life in the charming old town of Eyemouth.

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 Gunsreen 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 ///dunes.firebird.charted

HIGHLIGHTS

- Period property with original character features
- A peaceful and tucked away courtyard setting
- A short walk to the beach and promenade
- Spacious three floor layout
- Sea views from the upper floors
- Luxurious family bathroom
- Proven success as a holiday let

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Room/Snug, Large Family Dining Kitchen, Utility, Shower Room, Four Double Bedrooms, Luxurious Family Bathroom, Home Office/ Bedroom Five

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Due to being run as a commercial holiday let the property is currently liable for business rates; it is not banded for residential council tax, but will be reassessed at the point of sale.

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

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.

MARKETING POLICY

Offers over £299,000 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.

