



22 Beach Avenue  
Eyemouth, TD14 5AB



2 bed



1 public



1 bath



An ideal opportunity for first-time buyers to step onto the property ladder – this end terrace property offers elevated sea views to the rear.





## 22 BEACH AVENUE

Beach Avenue occupies a desirable position on a popular residential street, conveniently located close to the town centre, local amenities, and the beach. This two-bedroom end-terrace property represents an excellent opportunity for first-time buyers, with the added benefit of sea views to the rear.

The lounge, positioned at the front of the property, is a generously sized room benefiting from excellent natural light provided by large windows. A door from the rear opens into the adjoining kitchen; this room enjoys outlooks over the garden and beautiful sea view with an external door connecting directly to the garden. The kitchen is fitted with a good range of wall and base units and offers ample space for everyday or family dining. A useful under stairs cupboard provides additional storage.

Upstairs, the property offers two well-proportioned double bedrooms. The main bedroom, located at the front, is the larger of the two and features extensive built-in storage. The second bedroom, positioned to the rear, benefits from sea views and also includes built-in storage. Both bedrooms are served by a bathroom fitted with a three-piece suite, including a shower over the bath. A fully floored attic with a Velux window offers further valuable storage space.

On-street parking is available to the front of the property. A low-maintenance, paved front garden is enclosed by a picket fence and gate, offering a secure and welcoming entrance. To the rear, the fully paved garden is enclosed by fencing, creating a secluded and scenic outdoor space ideal for entertaining, with sea views providing a picturesque backdrop. A timber shed offers generous additional storage.

## 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.

## HIGHLIGHTS

- Great first time purchase
- Popular residential street
- Close to the beach and other attractions
- Sea views
- Enclosed garden

## ACCOMMODATION SUMMARY

Lounge, Kitchen, Bathroom and Two Double Bedrooms

## SERVICES

Mains water, electricity and drainage. Double glazing. Gas heating

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating TBC

## 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 & MARKETING POLICY

Offers over £ TBC are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.