

12 Fancove Place



12 Fancove Place Offers Over £140,000

Eyemouth, TD14 5JQ



2 bed



1 public

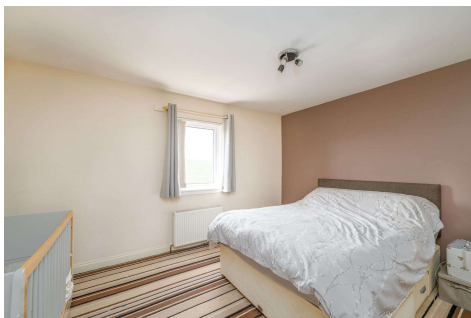


1 bath



A Perfect Starter Home On The Edge Of A Popular Residential Area With Open Outlooks

Entrance Hall, Lounge With Space For Dining, Kitchen, Two Double Bedrooms And Bathroom



Set towards the edge of this popular residential area, 12 Fancove Place enjoys a super open outlook over the farmland surrounding Eyemouth.

Offering a well-proportioned interior this two bedroom end terrace home presents a perfect opportunity for those seeking a starter home in the town.

Occupying a corner plot, the property benefits from enclosed garden grounds on three sides; a secure environment for children or pets.

The ground floor hosts a large lounge with space for dining; this room connects seamlessly to the gardens beyond via a fully glazed door, with further full height windows commanding good levels of light. The modern kitchen has been replaced in contemporary style with a good range of cabinetry and space for free standing appliances.

On the upper floor two large double bedrooms extend to the rear, making the most of the open outlooks whilst across the landing lies the bathroom complete with Jacuzzi bath and separate shower.

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

- Open farmland views
- Excellent first time purchase
- Modern kitchen and bathroom fittings
- Enclosed gardens
- Popular residential area

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with space for Dining, Kitchen, Two Double Bedrooms and Bathroom

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

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 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £140,000 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.