



Tuncurry, 35 Gillsland Offers Over £265,000

Eyemouth, TD14 5JF



2 bed



2 public



1 bath



An Exceptional Detached Bungalow,
Beautifully Upgraded And Modernised
Throughout, Set In A Highly Desirable Area On
The Edge Of Town

Entrance Hall, Lounge, Kitchen, Conservatory,
Two Double Bedrooms And Bathroom



Gillsland is a highly desirable residential area, set towards the edge of Eyemouth yet remaining well connected to all local amenities and facilities.

Tuncurry is a beautifully upgraded detached two bedroom bungalow. Occupying a slightly elevated position and with an open aspect from the front, the property enjoys a super view of the countryside surrounding Eyemouth.

The current owners have completed a comprehensive programme of modernisation in recent years to provide a tasteful and contemporary home, ready for a new owner to move straight into. Likely to appeal to a range of buyers, Tuncurry is well suited as a family home, for those downsizing or simply in search of one level living.

Key features of this home include the extremely stylish replacement kitchen which is completed with on trend navy units, quality worktops and finished off with a Belfast sink. Leading off this room is the beautifully presented lounge with media wall complete with stylish wood panelling. This room also makes the most of open aspect thanks to the large picture windows. The living spaces are completed by a sunny conservatory to the rear which flows directly to the gardens beyond.

Finally two light filled double bedrooms, each with built in storage, lie close to the well appointed family bathroom.

This home also boasts good eco credentials with sixteen solar panels to the front roof elevation which generate a good annual return.

Externally, the neat well tended front and rear gardens are complimented by private parking in addition to a single garage.

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 Gunsgreen House – a museum dedicated to the town's 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)

HIGHLIGHTS

- Beautifully upgraded
- Impressive kitchen upgrade
- Contemporary lounge with media wall and panelling
- Sunny conservatory
- Solar panels
- Quiet cul de sac position
- Open views

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Conservatory, Two Double Bedrooms and Bathroom

SERVICES

Mains service. Double glazing. Gas Central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

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

MARKETING POLICY

Offers over £265,000 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.