



36 Gunsgreen Crescent

Eyemouth, TD14 5DW



An Excellent Starter Home In A Popular Residential Area Offering Well-proportioned Accommodation And Private Garden.

Lounge, Kitchen, Two Double Bedrooms And Bathroom. Double Glazing. Gas Central Heating





Located within this popular residential area that enjoys easy access to the town's amenities, 36 Gunsgreen Crescent is an ideal first time purchase. The mid terrace two bedroom property offers nicely proportioned accommodation throughout; presented in good order, the interior still offers a purchaser the opportunity to add their own stamp if desired. Externally there is a small area of garden to the front and a larger fully enclosed lawned garden at the rear.

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

- Excellent starter home
- Two double bedrooms
- Scope for a purchaser to add their own stamp
- Fully enclosed garden

ACCOMMODATION

The lounge benefits from dual aspect windows which ensure good light and a pleasant outlook over the garden at the rear, there is also plenty of space for dining towards the rear of the room if desired. Leading off is the nicely equipped kitchen which offers a good range of modern white units with built in hob/oven. An external door connects directly to the gardens. Both bedrooms are bright and spacious double rooms, one with an outlook over the cul de sac to the front and the other overlooking the rear garden. The slightly larger of the two rooms at the front also benefits from good built in storage. Both are served by the fully tiled bathroom with white suite and shower over the bath.

EXTERNAL

A small area of grass lies to the front of the property with picket fence enclosure. The main area of garden extends to the rear; again mainly laid to lawn and with scope for further landscaping if desired. Fully enclosed with timber fencing, this is a safe and secure environment with access off the kitchen or from the end of the terrace.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

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.

PRICE & MARKETING POLICY

Fixed Price £120,000. Offers 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.