

47 Albert Road



47 Albert Road

Eyemouth, TD14 5EN

Offers Over £290,000





A sizeable townhouse with
elevated sea views and sun
trap cottage style garden

Ground Floor -

Sitting Room, Dining Room,
Kitchen, Shower Room

First Floor -

Two Large Double
Bedrooms and Bathroom

Second Floor -

Two Double Bedrooms,
Single Bedroom/Office and
Store Room



Occupying an elevated position close to Eyemouth town centre and a short stroll from the beach, 47 Albert Road is a charming period townhouse offering spacious, character-filled accommodation with beautiful sea views.

Set over three floors, this warm and welcoming home perfectly balances period charm with practical family living. Original features, including working shutters, fireplaces and exposed floorboards, combine with generous proportions and flexible accommodation to create an inviting home in a highly convenient location.

A particular highlight is the delightful rear garden. Beautifully landscaped in a colourful cottage style, this private, sheltered sun trap enjoys seating areas, a pond, established planting and a recently refurbished greenhouse/workshop, together with secure gated access from Paxton Terrace.

The ground floor offers two elegant reception rooms, both flooded with natural light and rich in period character. The cosy sitting room features a wood-burning stove, while the generous dining room flows seamlessly into the well-appointed kitchen overlooking the garden. A contemporary shower room completes the ground floor.

On the first floor are two impressive double bedrooms, each enjoying lovely rooftop views to the sea, together with a spacious four-piece family bathroom. The second floor provides three further bedrooms, offering excellent flexibility for larger families, guests or home working, as well as a useful walk-in store.

Combining character, space and an enviable central location, 47 Albert Road is a superb family home with the coast, beach and local amenities all within easy walking distance.

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)

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HIGHLIGHTS

- Elevated sea view
- Lovely cottage style garden
- Characterful interiors
- Generous proportions
- Choice of living spaces
- Home working solutions

ACCOMMODATION SUMMARY

Ground Floor – Sitting Room, Dining Room, Kitchen, Shower Room

First Floor – Two Large Double Bedrooms and Bathroom

Second Floor – Two Double Bedrooms, Single Bedroom/Office and Store Room

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band D

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 £290,000 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.



