



61 Hallydown Crescent

Eyemouth, TD14 5TB

4 bed

2 public

3 bath



An Ideal Family Home Offering Versatile Accommodation And Exciting Opportunities For Buyers To Modernise To Their Own Tastes Entrance Hall, Lounge, Kitchen, Dining Room/Bedroom Four, Home Office/Snug/Bedroom Five, Three Further Double Bedrooms (Master With En-Suite Shower Room) And Family Bathroom





Hallydown Crescent is a highly sought-after residential address on the edge of Eyemouth, perfect for buyers looking for a modern, low-maintenance family home in a peaceful setting.

Built around 2006, this attractive detached property offers generous and flexible accommodation, thoughtfully enhanced by a garage conversion that creates a versatile additional room. Currently used as an office, this space would equally suit as a bedroom, playroom or snug — ideal for today's flexible lifestyles.

The home presents an excellent opportunity for a buyer to add their own style and cosmetic upgrades to suit personal taste. Competitively priced to reflect this potential, it offers fantastic scope to create a lovely, long-term family home.

On the ground floor, the layout is adaptable to individual needs. To the rear, the lounge and kitchen overlook the private garden, creating a bright and sociable living space. To the front, a separate dining room/bedroom four and the additional office/fifth bedroom provide flexibility for family living or working from home. A convenient cloakroom with WC completes the ground floor.

Upstairs, three further double bedrooms are arranged around the landing. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-proportioned family bathroom.

Externally, the property enjoys a private driveway to the front with space for two vehicles. The enclosed rear garden offers a blank canvas for landscaping, providing the perfect opportunity to create a personalised outdoor retreat.

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 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)

HIGHLIGHTS

- Desirable area
- Excellent family home
- The option of up to five bedrooms
- Easy opportunities to cosmetically upgrade
- Blank canvas garden with lots of potential

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Dining Room/Bedroom Four, Home Office/Snug/Bedroom Five, Three Further Double Bedrooms (Master with En-Suite Shower Room) and Family Bathroom

SERVICES

Mains services. 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 - 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 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £250,000 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.