

HASTIN^{LEGAL}&S



10 Barefoots Road

Eyemouth, TD14 5EE

Offers Over £340,000





Occupying a pleasant corner plot within an established residential area, this is a sizeable and highly versatile five bedroom home offering exciting opportunities to upgrade and modernise



Barefoots Road is a well-established and highly sought-after residential area, ideally positioned within easy reach of the town centre and a wide range of local amenities. Occupying a quiet corner plot, this detached family home enjoys a peaceful and private setting while retaining excellent convenience, offering the best of both worlds for modern family living.

The property provides exceptionally spacious and versatile accommodation, currently offering a choice of well-proportioned living spaces and up to five bedrooms. With its flexible layout, generous proportions and excellent potential, the home presents an exciting opportunity for a purchaser to modernise, improve and ultimately tailor the property to their own tastes and requirements; a super prospect for those looking to create a long-term or 'forever' family home, with ample space to adapt and grow.

On the ground floor, the lounge occupies the front of the property, featuring floor-to-ceiling windows which command good natural light. A separate dining room provides a further versatile reception space and leads through to the adjoining kitchen. To the rear, a useful utility room sits alongside a sun room extension, creating additional space that could lend itself to a variety of uses. A convenient cloakroom with WC completes the ground floor accommodation.

The first floor extends across the full footprint of the property and currently provides five double bedrooms, offering an exceptional level of bedroom accommodation for a home of this type. The front-facing bedrooms benefit from attractive rooftop views extending towards the sea, while one of the bedrooms enjoys the added benefit of direct access to an external balcony. The family bathroom is well proportioned and currently fitted with both a bath and separate shower facilities.

Externally, the property's corner position provides a privacy, while also offering further scope for a new owner to enhance and personalise the outdoor areas.

Overall, the combination of location, generous accommodation, sea

views, outdoor space and considerable potential makes this a rare and exciting opportunity to acquire a substantial family home in one of the town's desirable residential areas.

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) What3words ///glades.altitude.auctioned

HIGHLIGHTS

- Exciting prospect for upgrading
- Substantial family home
- Quiet corner position
- Desirable and convenient location

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Dining Room, Kitchen, Sun Room, Utility Room, Cloakroom, Five Bedrooms and Bathroom. Integral Single Garage and Private Drive

SERVICES

Mains services. Gas central heating. Double glazing.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating D

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 £340,000 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.



