



32 Coldingham Road

Offers Over £105,000

Eyemouth, TD14 5AW



2 bed

1 public

1 bath



Well-proportioned Ground-floor Flat Ideally Situated In The Heart Of Eyemouth, Offering Comfortable Single-level Living Close To Local Amenities And The Picturesque Seaside.

Lounge, Kitchen, Two Double Bedrooms, Shower Room, Hallway, Garden



Ideally positioned in the heart of Eyemouth, 32 Coldingham Road combines the convenience of town living with a peaceful residential setting. Within easy reach of local schools, everyday amenities, and the town's popular seafront, it offers an excellent location for enjoying both coastal charm and day-to-day convenience.

This well-proportioned two-bedroom ground-floor flat presents an excellent opportunity for first-time buyers, couples, downsizers, or anyone seeking the ease of single-level living. Bright and well-balanced throughout, the property offers comfortable accommodation with a practical layout, making it equally well suited as a permanent home, retirement property, or investment opportunity.

The property is entered via a welcoming and spacious hallway, complete with a large built-in storage cupboard, providing excellent everyday practicality. The bright and comfortable living room features an electric fire as its focal point, creating a warm and inviting space to relax. Accessed directly from the living room, the well-appointed kitchen benefits from a door leading out to the rear garden, providing a seamless connection between the indoor and outdoor spaces.

The property offers two well-proportioned double bedrooms, each providing comfortable and versatile accommodation with ample space for freestanding furniture. Both bedrooms are served by a well-appointed shower room, fitted with a practical walk-in shower enclosure, wash hand basin, and WC.

Externally, the property benefits from gardens to both the front and rear. The enclosed front garden is laid mainly to lawn with paved pathways, while the rear garden also features a lawned area with direct access to a shared drying green.

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)

ACCOMMODATION SUMMARY

Lounge, Kitchen, Two Double Bedrooms, Shower Room, Hallway, Garden

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

ADDITIONAL INFORMATION

Furniture is available by separate negotiation.

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.

PRICE & MARKETING POLICY

Offers over £105,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.