

LEGAL
HASTIN & S



Dunollie, 58 Gillsland

Eyemouth, TD14 5JF

Offers Over £495,000





An exceptional detached family home peacefully positioned within a sought-after cul-de-sac, enjoying elevated countryside views and beautifully upgraded turnkey interiors throughout. Offering up to six bedrooms, versatile living spaces, stunning contemporary kitchen and landscaped sun-filled gardens, this outstanding home is perfectly suited to modern family and multi-generational living



Dunollie is an exceptional detached home, peacefully positioned in a quiet corner of an established cul-de-sac. Its slightly elevated setting enjoys superb rooftop views across the surrounding countryside.

This outstanding family home offers beautifully refined interiors, effortlessly combining space, versatility, and warmth to create a luxurious standard of contemporary living. Thoughtfully modernised and upgraded to an exceptional standard, it provides true turnkey accommodation — a calibre of home rarely brought to the market.

Designed with modern family life in mind, the layout offers an impressive level of flexibility rarely found. With the potential for up to six bedrooms arranged across both the ground and first floors, together with an array of generous living and entertaining spaces, the property is perfectly suited to growing families, multi-generational living, or those seeking adaptable accommodation.

At the heart of the home lies the stunning upgraded dining kitchen, complete with a central island, an extensive range of sleek high-gloss cabinetry, and integrated appliances. From here, the living spaces flow seamlessly into the family room, with a, cosy log-burning stove, and doors opening directly onto the dining terrace creating an inviting space for everyday living and entertaining alike. In contrast, the dual-aspect living room to the front of the property offers a calm and relaxing atmosphere, enhanced by abundant natural light, dual aspect windows and a contemporary electric feature fireplace.

A further lounge across the hallway provides another bright and versatile reception space, equally suited as a home office, additional bedroom, or playroom if desired. To the rear of the ground floor, a generous double bedroom enjoys a peaceful position beside a beautifully appointed four-piece bathroom. Practicality is further enhanced by a well-equipped utility room with internal access to the garage.

The first-floor layout has been equally well considered. Five double bedrooms and a stylish shower room extend from the landing, with the principal bedroom enjoying particularly generous proportions and elevated countryside views. Two of the bedrooms are accessed via a small internal hallway together with an additional shower room, creating a private wing ideal for guests, teenagers, or multi-generational living.

Externally, the same attention to detail continues throughout the beautifully maintained, Mediterranean inspired gardens. Wonderfully sheltered and enjoying a sunny aspect, the outdoor space features a decked dining terrace accessed directly from the family room, complemented by colourful raised planting beds beyond. Other well positioned seating areas have been designed to catch the sun as it moves throughout the day, including a raised seating area positioned in the far corner - perfectly placed to capture the evening sun.

Enhancing the home's eco credentials and contributing to an impressive B rating for energy efficiency, solar panels have been installed to capture maximise sunlight throughout the day.

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 ///pounce.household.replace

HIGHLIGHTS

- Exceptionally smart interiors
- Light filled living spaces
- Excellent flexibility
- Opportunities for multi generational living
- Superb family home
- Impressive kitchen and family room extension
- Six bedrooms
- Three bathrooms
- Solar panels

ACCOMMODATION SUMMARY

Entrance Porch, Hall, Sitting Room, Lounge/Home Office, Dining Kitchen, Family/ Dining Room, Utility Room, Ground Floor Double Bedroom with Neighbouring Bathroom, Five Further Bedrooms and Two Shower Rooms. Integral garage.

SERVICES

Mains services. Double glazing. Gas central heating. Solar panels

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating B

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 £495,000 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.



