



65 Hurkur Crescent

Eyemouth, TD14 5AP

Offers Over £100,000



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

Lounge, Kitchen, Two Double Bedrooms, Bathroom, Hallway, Garden



Located in the heart of Eyemouth, 65 Hurkur Crescent offers the perfect blend of peaceful residential living and easy access to local schools, everyday amenities, and the town's much-loved seaside attractions.

This well-proportioned two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, couples, or those seeking single-level living. It also offers great potential for those looking to carry out cosmetic upgrades and add their own personal touch.

The property is entered via a spacious hallway, which benefits from a large storage cupboard. The living room features an electric fire as a focal point whilst the kitchen is accessed from the living room and links directly to the garden beyond.

The property has two double bedrooms, one of which has an integrated storage cupboard. Both bedrooms are served by a bathroom fitted with a three-piece suite.

Externally the property benefits from areas of private garden which are largely laid to lawn, as well as access to a shared drying area.

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

- Ground floor living
- Good internal proportions
- Easy access to local amenities
- Opportunities for cosmetic upgrades
- Sunny private areas of garden

ACCOMMODATION SUMMARY

Lounge, Kitchen, Two Double Bedrooms, Bathroom, Hallway, Garden

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating F

TENURE

Freehold

VIEWING

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 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £100,000 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.