

HASTIN^{LEGAL}&S



14 Seafield

Offers Over £165,000

Eyemouth, TD14 5AH



3 bed

1 public

1 bath



Set In A Rarely Available Cul De Sac, 14 Seafield Offers A Great Opportunity For Those Seeking To Create A Family Home In The Town

Entrance Hall, Lounge With Dining Area, Kitchen, Three Bedrooms And Shower Room



This semi detached property lies within a rarely available cul de sac close to the centre of town and all local coastal attractions.

Having been extended, the interior offers great proportions and presents some easy opportunities for a purchaser to complete their own upgrades if desired.

Set within a corner plot with garden grounds to the front, side and rear, the mature rear gardens enjoy high levels of privacy and offer plenty of opportunities to create a super family friendly environment.

The interiors enjoy excellent natural light which adds to the feeling of space. On the ground floor the sizeable lounge features two windows to the front and offers ample space for a dining area too if required. The kitchen towards the rear has been updated with a range of modern units and links to the rear gardens beyond.

On the upper floor, three spacious double bedrooms offer flexibility for a growing family and are served by an upgraded modern shower room.

LOCATION

Eyemouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction, while the local area is also admired by sub-aqua divers and walkers. Local facilities, all within easy walking distance include primary and modern secondary schools, health centre, 18-hole golf course, swimming pool and sports centre. Eyemouth is ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve, while the surrounding countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 2 miles of the town giving quick and easy access to Edinburgh and Newcastle, while the historic town of Berwick upon Tweed lies some nine miles to the south providing a wide range of supermarkets, larger shops, sporting and entertainment facilities.

HIGHLIGHTS

- Cul de sac setting
- Corner plot position
- Extended to the rear
- Three spacious bedrooms
- Private, mature gardens
- Scope for cosmetic upgrades

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Kitchen, Three Bedrooms and Shower Room

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band B

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

PRICE & MARKETING POLICY

Offers over £165,000 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.