

HASTIN^{LEGAL}&S



89 Hallydown Crescent

Eyemouth, TD14 5TB

Offers Over £300,000





89 Hallydown Crescent- A perfect balance of space, style, and setting; a desirable detached home in this modern and highly regarded area; extended and reconfigured to provide highly adaptable family home accommodation throughout



Nestled peacefully within a quiet cul-de-sac in this highly sought-after modern development, 89 Hallydown Crescent is a beautifully extended and reconfigured detached family home offering exceptional flexibility and comfort throughout.

Thoughtfully designed with modern family life in mind, this deceptively spacious home offers a seamless indoor-outdoor flow, a variety of sociable living areas, and the potential for up to six bedrooms. It's ideal for both growing families and those seeking adaptable spaces for home working or multigenerational living.

The heart of the home is the expansive open-plan ground floor, where a welcoming lounge flows into an impressive family dining area with direct access to the rear garden, and a well-appointed, fully fitted kitchen. A separate formal dining room offers excellent versatility—perfect as a guest bedroom, playroom, or home office—while the converted garage provides a cosy additional sitting room or snug. A convenient ground floor WC completes the layout.

Upstairs, four generous double bedrooms extend from the central landing, including a bright and freshly updated principal bedroom with en-suite shower room. The recently upgraded family shower room and ample built-in storage enhance the home's practicality.

The rear garden is fully enclosed, beautifully sheltered, and enjoys sunlight throughout the day. Designed with low maintenance in mind, it features patio areas and well-positioned seating—ideal for entertaining or relaxing in private surroundings.

To the front, a newly laid double tarmac driveway offers parking for multiple vehicles, adding to the convenience and curb appeal of this impressive home.

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

- Thoughtfully extended and reconfigured
- Open plan living arrangements
- Flexible bedroom accommodation over two floors
- Home working options
- Low maintenance sheltered gardens
- Double driveway
- Desirable residential area
- Quiet cul de sac

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Dining Room, Kitchen, Dining Room/ Ground Floor Bedroom, Family Room/Snug, Cloakroom, Four Double Bedrooms (Master with En-Suite Shower Room) and Family Shower Room. Garden and Double Drive

SERVICES

Mains services. Double glazing., Gas central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating B

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.

MARKETING POLICY

Offers over £300,000 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.



