



69 Queens Road

Eyemouth, TD14 5DR



2 bed



1 public

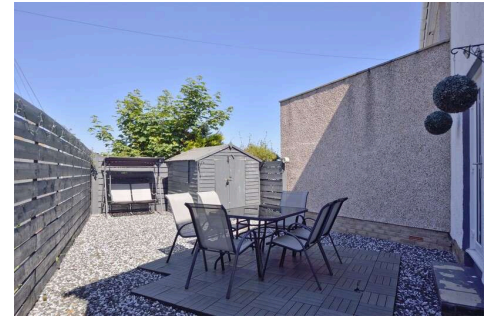


1 bath



A Particularly Smart Semi-detached Property Set In A Popular Area, With The Benefit Of Private Off Street Parking And Low Maintenance Garden.

Lounge With Dining Area, Kitchen, Two Double Bedrooms And Bathroom. Private Parking. Garden. Double Glazing. Gas Central Heating



This semi detached two bedroom property is particularly smart and well presented. The contemporary interior lends itself perfectly to first time buyers or as a young family home. Usefully, the property benefits from its own private off street parking as well as a neat, low maintenance rear garden. Queens Road is a popular residential area that lies towards the outer edge of Eyemouth, in an elevated position with outlooks back towards the town and the Harbour

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. In Spring 2022 the new train station at nearby Reston was opened and offers regular rail connections to Edinburgh Waverly. 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

- Extremely smart interior
- Private off street parking
- Low maintenance garden
- Modern kitchen and bathroom

ACCOMMODATION

The ground floor accommodation flows really nicely with access to the garden from both the lounge and kitchen. The lounge is a well-proportioned room with ample space for dining next to the French doors whilst the kitchen is fitted with an excellent range of contemporary units. Both bedrooms on the upper floor are light and airy double rooms; the main lies to the front with good built in storage whilst bedroom two overlooks the garden with an elevated outlook over the town. The bathroom has been refitted to incorporate a four piece suite including a bath and separate shower cubicle.

EXTERNAL

The rear garden is fully enclosed and has been neatly landscaped; mainly laid with decorative shingles with a lovely sunny seating area and useful garden shed. A private drive lies to the side of the property which provides valuable off street parking for one vehicle.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

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 £135,000 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.