

3 Collinville



3 Collinville, Harbour Road

Eyemouth, TD14 5HT

Offers Over £165,000



3 bed



1 public



1 bath



An Exceptional Harbour-side  
Apartment, Perfect As A Main  
Residence Or Coastal Holiday Home





### 3 COLLINVILLE, HARBOUR ROAD

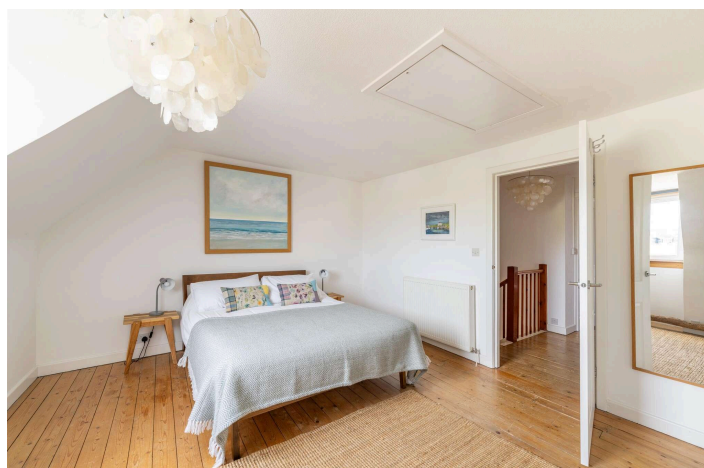
Occupying a prime position overlooking the historic harbour, this beautifully presented duplex apartment offers an exceptional opportunity to enjoy life by the sea. Bathed in natural light and thoughtfully designed across the first and second floors, the property blends character, comfort, and convenience in one irresistible package. Just a short stroll from the beach, promenade, and all local attractions, this is the perfect coastal retreat—whether you're seeking a permanent residence, a weekend escape, or a ready-made investment. Currently run as a successful Airbnb, the apartment is available fully furnished, offering a turnkey solution for investors eager to continue its strong rental performance. Alternatively, its low-maintenance layout makes it equally suited to full-time living or holiday enjoyment. The first floor features a bright, spacious lounge with panoramic views of the harbour, while a stylish, fully equipped dining kitchen extends to the rear, ideal for entertaining or relaxed family meals. Upstairs, the second floor hosts three generous double bedrooms and a luxurious bathroom complete with a freestanding bath and separate shower—perfect for unwinding after a day by the sea. A rare opportunity in a sought-after coastal setting—early viewing is highly recommended.

### 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

- Exceptional harbour side setting
- Excellent base for all seaside attractions
- Light filled interiors
- Currently running as a successful Airbnb
- Can be available with all contents



### ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Three Bedrooms and Bathroom

### SERVICES

Mains services. Double glazing. Gas central heating

### ADDITIONAL INFORMATION

The contents of the property can be available by separation negotiation

### COUNCIL TAX

Due to operating as a commercial Airbnb the property is not currently banded for domestic council tax rates.

### ENERGY EFFICIENCY

Rating C

### 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £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](mailto: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.