

HASTIN<sup>LEGAL</sup>&S



63 Gillsland

Eyemouth, TD14 5JF

Offers Over £450,000







Located on the outskirts of Gillsland-one of Eyemouth's most sought-after residential areas-this exceptional detached home enjoys commanding rooftop views across the surrounding countryside.



This brand new, high-specification property presents a rare opportunity for buyers seeking a stylish, low-maintenance family home within the town.

Thoughtfully designed with modern family living in mind, the spacious and flexible layout can easily adapt to a variety of needs and lifestyles

Finished to an impeccable standard throughout, the home boasts premium fixtures and fittings, while still offering scope for buyers to personalise the interiors to their own taste.

The ground floor features a standout open-plan dining kitchen—an ideal space for everyday family life or entertaining. Fitted with an impressive array of modern units and integrated appliances, this space flows seamlessly into a light-filled garden room, where full-height doors create a strong indoor-outdoor connection and frame lovely views. A separate lounge/family room and a versatile ground floor bedroom or home office enhance the flexibility of the layout, complemented by a practical utility room and WC.

Upstairs, the bedroom accommodation is equally impressive. The generous master suite includes a sleek en-suite shower room and ample built-in storage. Two further double bedrooms are served by a stylish and well-appointed family bathroom.

Outside, freshly landscaped gardens wrap around the property on three sides, predominantly laid to lawn and offering scope for further personalisation if desired. A charming summerhouse in the rear garden adds further appeal—ideal as a peaceful retreat or a dedicated work-from-home space

## 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

- New build detached home
- Blank canvas
- High quality finishes and fittings
- Sunny garden room
- Impressive family dining kitchen
- Flexible bedroom accommodation
- Light filled interior

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Dining Kitchen, Garden Room, Bedroom Four/Home Office, Utility Room, Cloakroom, Three Principal Bedrooms (master en-suite) and Family Bathroom. Integral Double Garage

## SERVICES

Mains services. Double glazing. Gas central heating?

## ADDITIONAL INFORMATION

The vendor may be willing to install carpets and floorings for a purchaser, subject to negotiations

## COUNCIL TAX

Band F

## ENERGY EFFICIENCY

Rating B

## 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](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 £450,000 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.





