

HASTIN<sup>LEGAL</sup>&S

2 Callercove Way



2 Callercove Way Offers Over £150,000

Eyemouth, TD14 5BH



3 bed



1 public



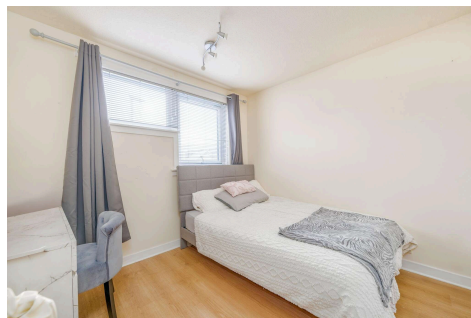
1 bath



An Excellent Family Home In A Popular Residential Area Offering Good Proportions, Low Maintenance Gardens And Easy Access To The Town Centre

Entrance Hall, Kitchen, Lounge With Dining Area, Three Double Bedrooms And Bathroom





This end terrace three bedroom home offers a perfect opportunity for those in search of an affordable family home in the town. With easy access to the town centre, local play park and schools, the property is ideally placed and offers good connectivity

Boasting good proportions throughout and an interior that has been modernised and upgraded by the current owners, the property is available in move in condition.

The lounge to the front is a sun filled room with double doors allowing direct access to the main garden whilst the kitchen to the rear has been refitted in contemporary style with excellent storage options. Three double bedrooms and a modern bathroom extend off the first floor with all three bedrooms boasting large windows and lots of natural light.

Within the rear garden, the owners have added a large timber studio/workshop – currently used largely for storage but offering opportunities to create a dedicated home office, gym or similar. Further external cupboards provide secure storage and a small utility area.

## LOCATION

Eyemouth is a thriving coastal town with a rich maritime history. Focussed around the working harbour, beach and promenade, the local scenery is impressive with a wealth of coastal activities to enjoy in the area:

- Amenities: The town boasts a super range of every day facilities including a co-op, health centre, pharmacy, 18-hole golf course, swimming pool and sports centre plus a fantastic range of independent shops and eateries not to mention Gunsgreen House – a museum dedicated to the towns historic smuggling trade.
- Schooling: There is both a primary school and secondary school within the town as well as Early Years settings.
- Population: Approximately 3700
- Transport Connections: Lying approximately fifty miles from Edinburgh, and just two miles off the A1 which affords easy connections to the North & South. Local East Coast Rail connections are available at Reston (6 miles) and Berwick Upon Tweed (8 miles)

## HIGHLIGHTS

- Excellent family home
- Good internal proportions
- Modernised interiors
- Direct garden connection from the lounge
- Large studio/workshop
- Easy access to all local amenities

## ACCOMMODATION SUMMARY

Entrance Hall, Kitchen, Lounge with Dining Area, Three Double Bedrooms and Bathroom

## 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](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.

## PRICE & MARKETING POLICY

Offers over £150,000 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.