



28 Gunsgreen Crescent

Offers Over £150,000

Eyemouth, TD14 5DP



3 bed

1 public

1 bath



An Excellent Starter Or Family Home, Having  
Been Meticulously Maintained Whilst Still  
Offering Easy Opportunities For Cosmetic  
Upgrading

Entrance Hall, Lounge, Dining Kitchen, Rear  
Porch, Bathroom And Three Double Bedrooms





28 Gungreen Crescent is a superb opportunity for first-time buyers or families seeking a spacious, well-maintained home in a popular residential area of the town.

Boasting generous room proportions and an abundance of natural light throughout the day, this property has been carefully looked after and maintained to a high standard. It also presents a fantastic chance for buyers to personalise and modernise to their own tastes.

The property features attractively landscaped gardens to both the front and rear—ideal for growing families, outdoor entertaining, or green-fingered enthusiasts. Inside, the bright and airy lounge enjoys views over the front garden, while the well-equipped dining kitchen provides direct access to the rear garden through a practical porch area. The ground floor is completed by a family bathroom fitted with a clean, white three-piece suite.

A large window on the mid-landing floods the stairwell with natural light, leading to a spacious upper landing. Here, three well-proportioned double bedrooms offer comfortable living space, along with a generous storage cupboard—many neighbouring homes have converted this into a cloakroom for added convenience.

## 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

- Well appointed family home
- Generous internal proportions
- Extremely well looked after
- Easy opportunities to upgrade
- Pretty landscaped gardens
- Popular area
- Well considered first time purchase

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Rear Porch, Bathroom and Three Double Bedrooms

## SERVICES & ADDITIONAL INFORMATION

Mains water, electricity and drainage. Double glazing. Electric heating. The property benefits from a mains gas connection with the fire in the lounge being gas. N.B the oven will be removed prior to sale.

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating E

## 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.