

HASTIN^{LEGAL}&S



Northburn Villa Albert Road
Eyemouth, TD14 5EW



4 bed



2 public



2 bath



A detached period home, peacefully tucked away into the heart of Eyemouth, just a short stroll from the beach and promenade



NORTHBURN VILLA

Northburn Villa presents a truly rare opportunity to enjoy the perfect balance of privacy and convenience. Nestled in a secluded, peaceful plot, this impressive detached home is a stone's throw from the beach, promenade, and a full range of local amenities—offering a coastal lifestyle without compromise.

Set over three floors, the property features traditional period features and generous proportions throughout. From the upper levels, there are views towards the sea, that remind you just how close you are to the coast.

The ground floor provides a flexible and spacious layout, ideal for both everyday living and entertaining. A large lounge and a formal dining room overlook the tranquil front gardens, while a well-equipped modern kitchen sits to the rear, complemented by a convenient WC and built-in storage.

On the first floor, two generous double bedrooms extend off the landing with the principal bedroom boasts a side sea view and benefits from a stylish en-suite shower room. A freshly presented family bathroom completes this level.

The top floor features two further spacious attic bedrooms, both offering rooftop views over Eyemouth and glimpses of the sea beyond—ideal for family, guests, or creative workspaces.

Outside, the front garden is a true highlight—beautifully landscaped and bathed in sunlight for much of the day. Thoughtfully designed seating areas provide the perfect spots to relax, while two substantial sheds offer great storage with one offering potential for further development into a garden office or studio.

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

- Highly convenient town centre location
- Extremely private and peaceful spot
- Hidden away location
- Detached period dwelling
- Generous proportion
- Over three floors
- Views to the sea from upper levels

ACCOMMODATION SUMMARY

Entrance Porch, Hall, Lounge, Dining Room, Kitchen, WC, Master Bedroom with En-Suite Shower Room, Three Further Double Bedrooms and Bathroom

SERVICES

Mains services. Double glazing. Gas Central Heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £335,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.