



Ella's Cottage

Eyemouth, TD14 5HF

Offers Over £140,000



2 bed



1 public



1 bath



A Charming Historic Two Bed Cottage In The Heart Of Eyemouth Close To The Sea And Stunning Coastline.



ELLA'S COTTAGE

Ella's Cottage is positioned on Chapel Street in the heart of Eyemouth – a property as charming in setting as it is in name – this quaint and historic cottage is thought to be among the oldest in the town, and makes a wonderful home for those in search of a coastal lifestyle.

Running in parallel with the beautiful coastline, the cottage opens to a neat hallway extending to the ground floor accommodation; with a comfortable lounge, a fitted kitchen with space for dining furnishings, and a bathroom. Upstairs, a carpeted stair opens to two well-appointed double bedrooms with useful storage.

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

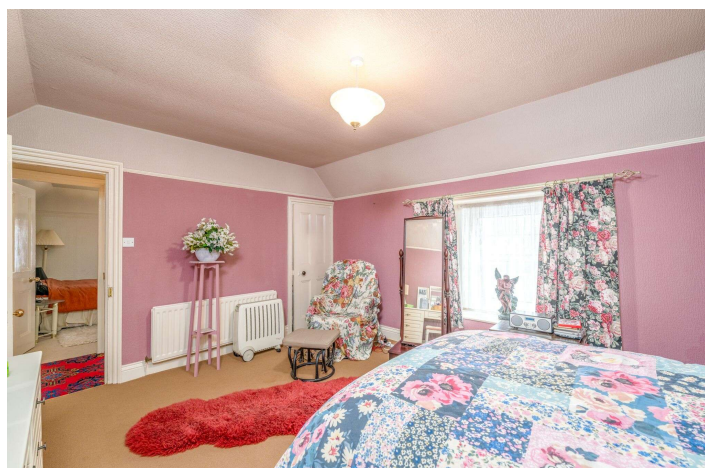
- Stone's throw from the beach
- Central location for connections
- Character & historical cottage
- Potential for upgrades
- Obvious holiday let or second home
- Lock and leave low maintenance
- Coastal lifestyle choice

ACCOMMODATION SUMMARY

Ground Floor: Hallway, Living Room, Kitchen & Bathroom. First Floor: Landing & Two Bedrooms.

SERVICES

Mains water electricity and drainage. Although currently disconnected, the property has previously been served by a main gas central heating



system.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band G.

ADDITIONAL INFORMATION

The sale shall include all carpeting, light fittings, integrated appliances, curtain poles and blinds. Category C listed building dating circa 1800.

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 or requested by email 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 £140,000 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. 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.