



9 Buss Craig Road

Offers Over £175,000

Eyemouth, TD14 5DN



A Particularly Smart, Fully Upgraded Semi-detached Family Home With A Detached Studio/Home Office Within The Rear Garden

Entrance Hall, Lounge, Dining Kitchen, Shower Room And Three Double Bedrooms



Located within a popular residential area, all of the towns amenities, seaside attractions and local schools are within walking distance.

This smartly upgraded semi detached home offers tasteful, fully modernised interiors presenting a wonderful opportunity for those seeking a home in the town, ready to move straight into.

With generous internal proportions throughout, this is a great family home which further benefits from off street private parking and enclosed gardens to front and rear. Within the rear garden there is a detached studio/home office; complete with light and power, this space is currently utilised as a toy room and gym, but offers obvious potential for those seeking a dedicated work from home space.

Accessed to the side of the building, the ground floor of the property includes a homely lounge to the front complete with log burning stove, and a well-appointed contemporary dining kitchen to the rear which connects directly to the garden. Good storage lies off the hallway and the shower room has been smartly upgraded with a contemporary suite and wet wall panelling.

A split level staircase with window above the mid landing, leads to the upper floor, hosting three large double bedrooms. A large walk in store cupboard off the landing provides options to convert to an upstairs WC if desired (subject to consents), as some of the other houses in the area have done.

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 Gunsreen 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

- Tastefully upgraded interiors
- Detached studio/home office
- Off street parking
- Three double bedrooms
- Popular area, close to schools

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Shower Room and Three Double Bedrooms

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

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.

MARKETING POLICY

Offers over £175,000 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.