

LEGAL  
HASTIN&S



58A Albert Road    Offers Over £185,000

Eyemouth, TD14 5DE



3 bed



1 public



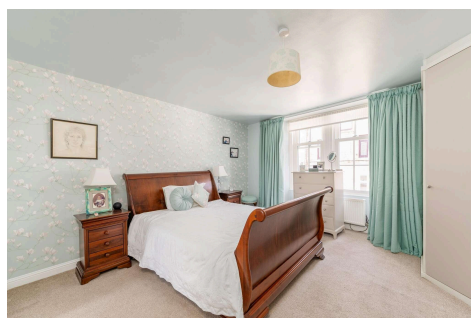
2 bath



A Perfectly Placed Upper Villa Commanding A  
Super Sea View; Beautifully Modernised And  
Presented Throughout.

Open Plan Lounge/Dining/Kitchen, Master  
Bedrooms With En-Suite Bathroom, Two  
Further Double Bedrooms And Shower Room





Located close to Eyemouth town centre with all seaside attractions easily accessible, 58A Albert Road is a beautifully presented and sympathetically modernised villa, forming the upper level of this period, C listed building.

Immaculately presented throughout in a timeless style with tasteful décor, perfect for those seeking a home ready to move into. Providing an enviable opportunity for those in search of a home by the sea but also offering obvious potential as a holiday let or weekend escape

The open plan living spaces command a wonderful view which captivate you as soon as you enter this space with the large picture windows enjoying outlooks to the sea and the rugged coastline. Filled with natural light this open plan space provides a cosy seating area, practical dining space and a very well appointed fully fitted kitchen.

Continue along the hallway, three bedrooms and the shower room extend off. The master bedroom a particularly large room with extensive built in storage and a well-planned en-suite bathroom. Bedroom two is a substantial period room whilst bedroom three is a peaceful space, currently utilised as a home office

The current vendors rent an area of garden located a short stroll from the property. They have landscaped this beautifully to provide an impressive town centre outdoor area, and the owners of this ground have expressed a willingness to continue leasing it to the new occupants of 58A Albert Road if desired.

## 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 deceptive period villa
- Superb sea views
- Beautifully presented
- Sympathetically modernised
- Perfect seaside home
- Ideal holiday let or weekend escape
- Option to rent some garden ground

## ACCOMMODATION SUMMARY

Entrance Hall, Open plan Lounge/Dining/Kitchen, Master Bedrooms with En-Suite Bathroom, Two Further Double Bedrooms and Shower Room

## SERVICES

Mains services. Double glazing. Gas central heating

## ADDITIONAL INFORMATION

The current rent for the garden ground is £58 per month. An administration fee would be payable to those who wish to take over the lease.

## COUNCIL TAX

Band C

## 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 £185,000 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.