




McEwan Fraser Legal

Solicitors & Estate Agents

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EYEMOUTH, TD14 5EH

THE LOCATION

A traditional fishing village, Eyemouth has a working harbour and lies just off the A1.

A drive fifty miles north will see you find yourself in the heart of Edinburgh and some seventy miles south would see you in Newcastle upon Tyne. This makes for a straightforward commute to either of the cities, for business or pleasure.

Within the area, you will find a number of amenities to meet everyday needs including banks, post office, shops, a supermarket and local schools.

Recreational needs are also well provided for with a sandy beach, a local golf course, as well as the nearby Coldingham Bay, being a highly acclaimed surfing area.



THE PROPERTY

An excellent opportunity has arisen to acquire this spacious three bedroom semi-detached house, making for an ideal family home while being well located within the popular Berwickshire village of Eyemouth. Viewing of this property is highly recommended.

Ground Floor: entrance hallway with an under-stair storage cupboard and a two-piece, partially tiled WC, a bright and spacious lounge/diner with a shelved storage cupboard and access to the rear garden and a modern kitchen, with an integrated 5 gas hob, extractor hood, double oven/grill, washing machine, fridge, freezer, under-unit lighting and a larder.

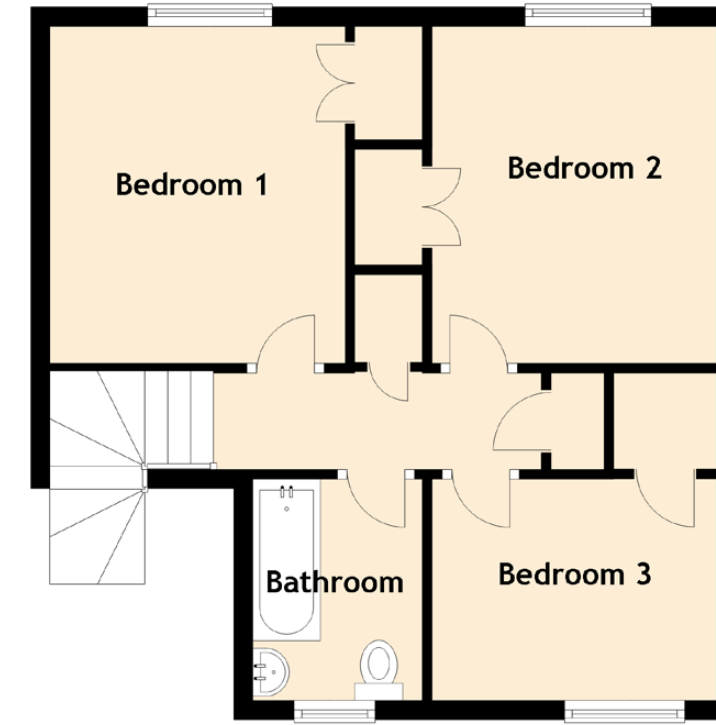
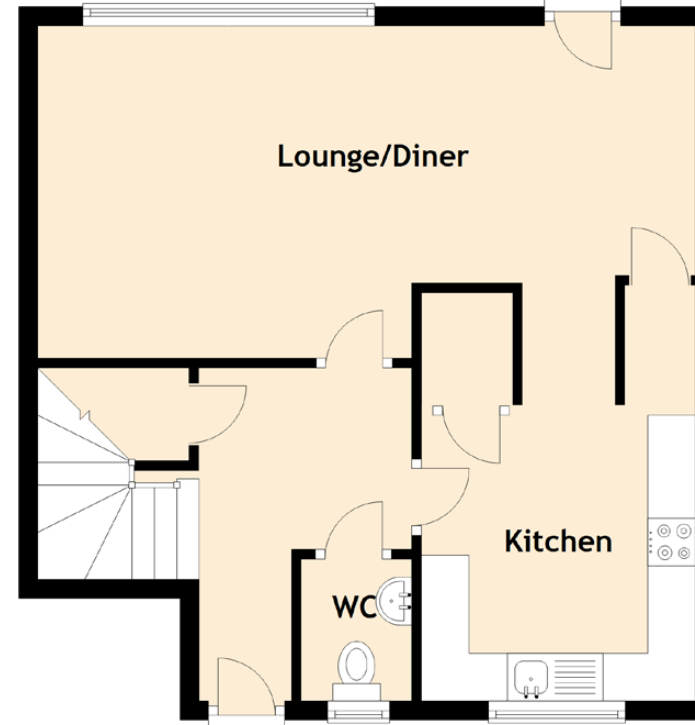
First Floor: landing with a shelved linen cupboard as well as an airing cupboard which also houses

the boiler, there are two double bedrooms, both of which have double built-in wardrobes and a single bedroom with optional use as a home office or dressing room, also with a built-in wardrobe. Finally, there is a three-piece, partially tiled family bathroom with an over-head shower.

Attic: accessed via landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing and private garden grounds to the front and rear of the property, including picturesque sea views as well as views of the countryside and of St Abbs from the rear. There is also more than adequate on-street parking to accommodate residents and visitors alike.



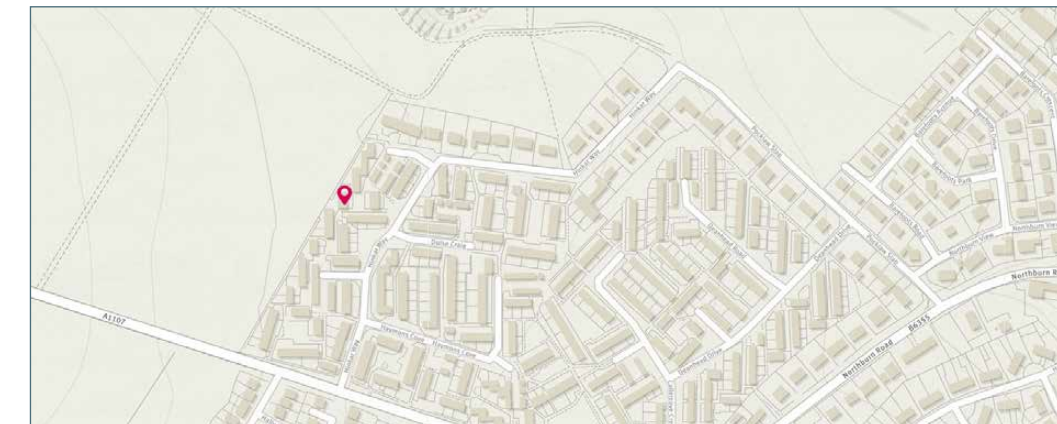


Approximate Dimensions (Taken from the widest point)

| | |
|--------------|-------------------------------|
| Lounge/Diner | 6.89m (22'7") x 3.98m (13'1") |
| Kitchen | 2.99m (9'10") x 2.87m (9'5") |
| Bedroom 1 | 3.50m (11'6") x 3.07m (10'1") |
| Bedroom 2 | 3.49m (11'5") x 2.96m (9'9") |
| Bedroom 3 | 2.96m (9'9") x 2.30m (7'7") |
| Bathroom | 2.27m (7'5") x 1.76m (5'9") |

Gross internal floor area (m²): 92m² | EPC Rating: D

Extras (Included in the sale): Mirror above the staircase, garden shed, garden storage box and all fixtures and fittings, including; blinds, light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.






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**Part
 Exchange
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