




McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

Eyebank House

MAIN STREET, RESTON, EYEMOUTH, TD14 5JP

The Location

MAIN STREET, RESTON, EYEMOUTH, TD14 5JP

This property sits in the village of Reston, situated within close proximity to the A1 providing easy commuting distance to Edinburgh, Dunbar and Berwick upon Tweed. Reston Train Station is also due to be re-opened within the next couple of years, offering links to Edinburgh and Berwick-Upon-Tweed.

While Reston itself has a local shop and primary school it is also an ideal base to reach many of the neighbouring towns.

Coldingham, on the coast, with

its lovely beach is a thriving community which offers a range of local services including pubs, shops, primary school and doctor's surgery.

The nearby town of Eyemouth provides a wide range of facilities including a medical centre, dentist and leisure centre with swimming pool.

There is a newly built secondary school in Eyemouth and a range of private educational establishments in East Lothian,

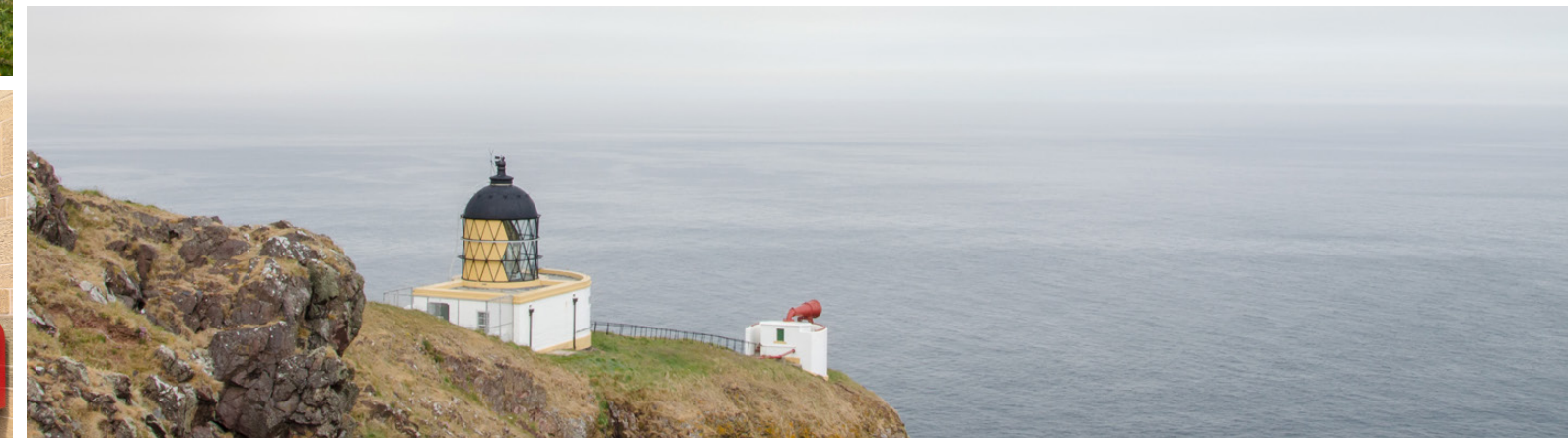
Edinburgh and Berwick.

Coldingham Sands and St. Abb's Head lie about a mile and a half to the East and Berwick upon Tweed is a short drive to the south, providing further facilities, including a mainline railway station with regular services to Edinburgh, Newcastle and London.

Edinburgh provides all the amenities you would expect from Scotland's capital city. The surrounding area is ideal for the outdoor enthusiast in many sports

and activities.

A local golf course can be found at nearby Eyemouth, with the renowned links courses at Gullane and Muirfield located further up the coast. Coldingham has a beautiful sandy beach complete with picturesque beach huts and the nature reserve at St. Abbs Head has some of the best diving in British waters. Sea fishing is available at Eyemouth and river fishing on the Tweed and Whiteadder. There is an abundance of short and long walking routes in the area.



Eyebank House

MAIN STREET, RESTON, EYEMOUTH, TD14 5JP

An excellent opportunity has arisen to acquire this impressive five/seven-bedroom detached Victorian House, making for an ideal family home while being well located within the popular Scottish Borders town of Reston. Eyebank House was previously a successful B&B and has excellent potential to be reverted back. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: entrance vestibule, leading to the internal hallway which includes an under-stair storage cupboard, a bright and spacious sitting room with a feature stove, a fully fitted, partially tiled kitchen/diner which benefits from a dual-fuel Range cooker and a storage cupboard, also housing the water tank and a rear vestibule with access into the rear garden.

There is also a spacious snug which has two press cupboards and a feature multi-fuel stove that is linked to the oil-fired central heating boiler in the kitchen. A double bedroom with ample space was previously used as a dining room and offers optional access to the kitchen.

The three-piece, partially tiled shower-room is partially splash backed and boasts a double shower cubicle.

First Floor: master bedroom with a three-piece, partially tiled en-suite shower-room which benefits from a double shower

cubicle, partial splash-back panelling, a chrome heated towel rail and an extractor fan, four further double bedrooms, all with built-in storage space and a three-piece, partially tiled family bathroom with an over-head shower.

Attic: accessed via the family bathroom, providing more than adequate additional storage space.

This property also benefits from; high ceilings and period features throughout, re-wiring which took place approximately 2011, full double glazing and private gardens surrounding the property, including a garage, which was re-roofed approximately 2014 and offers potential of conversion into a home office within the attic space, stables, which was also re-roofed approximately 2014 and offers the potential of conversion into a utility room or annex as well as multiple fruit trees and garden grounds down to the burn.

The single driveway, which features gated entry, accommodates for up to three cars, while visitors can take full advantage of the unrestricted on-street parking.



Hall



Lounge



Kitchen



Snug



Bedroom 6/Dining Room

impressive SEVEN-BEDROOM
DETACHED Victorian HOUSE



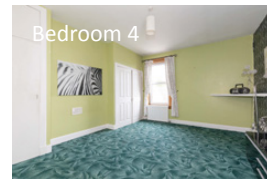
Bedroom 1



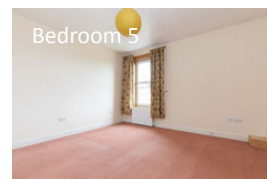
Bedroom 3



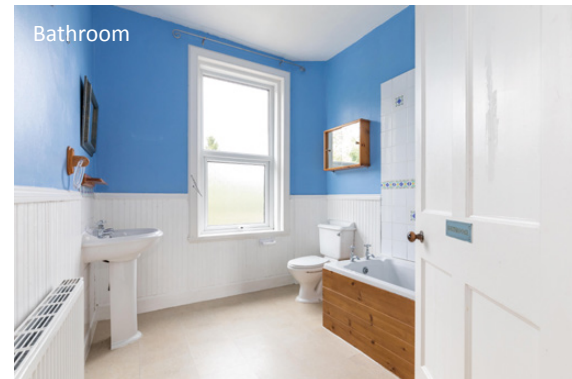
Bedroom 2



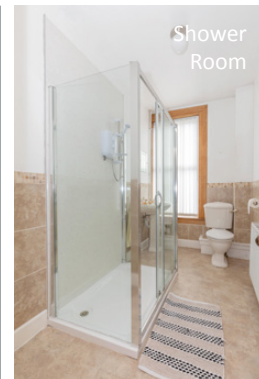
Bedroom 4



Bedroom 5



Bathroom



Shower Room

Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.65m (18'6") x 5.25m (17'3")
Kitchen/Diner	6.98m (22'11") x 4.05m (13'3")
Snug	4.32m (14'2") x 4.26m (14')
Bedroom 6/Dining Room	4.91m (16'1") x 4.39m (14'5")
Shower Room	3.04m (10') x 1.72m (5'8")

First Floor	
Bedroom 1	5.30m (17'5") x 4.27m (14')
En-suite	2.43m (8') x 1.50m (4'11")
Bedroom 2	4.20m (13'9") x 4.06m (13'4")
Bedroom 3	4.20m (13'9") x 4.09m (13'5")
Bedroom 4	4.38m (14'4") x 3.90m (12'10")
Bedroom 5	4.18m (13'9") x 3.77m (12'4")
Bathroom	2.72m (8'11") x 2.32m (7'7")

Gross internal floor area (m²): 246m² | EPC Rating: E

Extras (Included in the sale): Range cooker and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

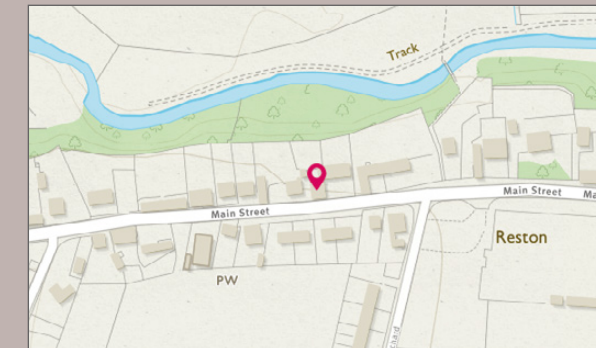


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer