

**Fixed Price £85,000**



## **Flat 1, 42 Church Street, Eyemouth**

Ground floor flat in recently renovated town house

Double Bedroom

Lounge with Kitchenette

Bathroom

Cellar

Rear Garden



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42 Church Street is a development of three flats carried out by the long-established, reputable and popular firm of W.A. Gillespie & Son of Dunbar. Over the past two years, the property has been stripped back, repaired, re-roofed and renovated to form the present accommodation. All flats are sold fully floored (with a combination of beige carpeting and wood effect laminate), with electric heating, with full double glazing and with a fitted kitchen comprising Diplomat stainless steel electric oven and hob with stainless steel extractor above and integral washing machine/drier, fridge and freezer.

Flat 1 is at ground floor level and has a double bedroom, a lounge with kitchenette, bathroom, rear garden and an extensive cellar.

Eyemouth is a town which is in the process of expansion. In common with much of the eastern borders, development is everywhere, most particularly with the new George Wimpey development on the outskirts of town. As the commuter wave draws ever closer, property prices have risen steadily over the last few years and continue to rise in spite of less favourable conditions in other parts of the country. The town is well served with shops all within walking distance. New Primary and Secondary Schools are a short walk away and within the next few years the Secondary School is to be replaced with a purpose built campus located in the outskirts of town. The Primary School is to be significantly upgraded and the town also benefits from a well established Nursery. There is an 18-hole golf course and clubhouse. Eyemouth is one of the main east coast fishing ports and has its own beach. The area is popular with sub-aqua divers and the harbour benefits from an increased flotilla of pleasure craft mixing cheerfully with the working fleet. There is a Main Line Railway Station at Berwick-upon-Tweed (8 miles away) and the A1 Trunk Road is within 2 miles of the town giving access within the hour to Edinburgh and within an hour and a half to Newcastle. The countryside and coast line in the area are renowned for their outstanding natural beauty.

**Hall**

4.3m x 1.3m extending to 2.15m (14'2" x 4'3" extending to 7'1")  
Entered through the wooden front door, the hall provides access to the lounge and kitchenette, the bedroom, the bathroom and, via a brief flight of stairs, the back door. There are two double power sockets, two ceiling lights, an electric heater, a smoke alarm, cornicing and a beige carpet.

**Lounge and Kitchenette**

**Lounge Area**

4.05m x 3.7m (13'4" x 12'2")  
The carpeted lounge area has two substantial deep silled windows looking east on to Church Street. There is a beige carpet, ceiling light, cornicing, an electric heater, three double power sockets, a telephone point and a TV aerial point.

**Kitchen Area**

4.35m x 1.7m (14'4" x 5'7")  
The kitchen features a number of contemporary wood effect wall and base units with a complimentary marble effect work surface. There is a sink, rinser and drainer, a Diplomat stainless steel electric hob and oven with a matching extractor. Further there is an integral fridge, freezer and washing machine/drier. There are four double power sockets, one single power socket, laminate flooring, an extractor fan, two ceiling lights and a high westerly window.

**Bedroom**

3.05m x 3.2m (10' x 10'6") (at largest)  
Located off the hall towards the front of the property and looking east through double windows on to Church Street, the bedroom has a beige carpet, an electric heater, two double sockets, cornicing and a ceiling light. There is a single built-in cupboard of walk-in size which is fully carpeted providing extensive storage and which houses the fuse box and the hot water tank and provides access to the cellar.

**Cellar**

10.9m x 2.7m (35'9" x 8'10")  
Accessed from the built-in cupboard in the bedroom down a brief flight of stairs, the cellar features stone walls, curving into a stone ceiling. It has a cement floor and provides an extensive amount of handy storage.

**Bathroom**

2.05m x 1.7m (6'9" x 5'7") (at largest)  
Located off the hall, the carpeted bathroom has a matching white suite with a shower over the bath. There is an extractor fan, cornicing and a central ceiling light.

**Rear Garden**

6.35m x 4.25m (20'10" x 13'11")  
The back door in the hall leads out to the rear garden which has an external light and is enclosed by high walls with a fence separating it from the garden for Flat 2. The high walls ensure that this sheltered spot is something of a sun trap in the afternoons.

**Viewing** By appointment with Wood & Muir

**Price** Fixed price of £85,000

Offers in the correct Scottish Legal form should be submitted to the selling Agents Messrs. Wood & Muir, from whom further information is available. All parties having formally noted interest with Messrs. Wood & Muir will be advised of any closing date for Offers, although the Seller reserve the right to accept any Offer at any time or indeed not to accept the highest or any Offer. The Particulars of Sale while believed to be accurate are not warranted or guaranteed and in particular the measurements are only approximate and enquires must satisfy themselves as the accuracy thereof.