



Floor 0



Floor 1

Approximate total area[®]
840.98 ft²
Reduced headroom
5.84 ft²

(1) Excluding balconies and terraces

Reduced headroom
—— Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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DESCRIPTION

The property benefits with ample living space with great sized windows, allowing lots of natural light.

The room sizes also offer convenience for all. We would highly recommend viewing this property internally.

The property comprises of:

- Welcoming Hallway
- Downstairs WC
- Bright lounge with feature fireplace
- Fully fitted Kitchen with door leading to Garden
- Family Bathroom offers shower over bath
- Spacious Primary Bedroom
- Two further bedrooms
- Ample storage
- On street parking
- Solar panels
- Fantastic sized garden

Don't miss the opportunity to make this semi-detached property your new home. Contact Gibson Estate Agents at 0131 297 3177 to arrange your viewing today.



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.

