



## 44 Haymons Cove

Eyemouth, TD14 5EG



The Perfect Starter Or Retirement Home Available With No On-going Chain; A Very Well Appointed And Nicely Presented One Bedroom Bungalow With Private Gardens And Open Outlooks

Lounge, Kitchen, Double Bedroom And Shower Room, Double Glazing. Gas Central Heating



Enjoying a pleasant open outlook over the park to the front, this one bedroom bungalow presents an excellent opportunity for a first time buyer or a retiree seeking ground level living. The interior is very well appointed with the benefit of modern kitchen and shower room fittings whilst externally the bungalow boasts garden areas to the front and rear together with two useful outhouses

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating D

## 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

- Bungalow with Open Outlooks
- Gardens Front and Rear
- Modern Kitchen and Shower Room Fittings
- Patio Doors From Lounge to Garden

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Double Bedroom and Shower Room

## ACCOMMODATION

The entrance hall offers great built in storage and leads to the lounge towards the front of the bungalow. With patio doors connecting directly to the gardens, this is a bright and sunny room with a lovely open aspect. The room offers space for dining and features a gas fire with modern timber surround and serving hatch to the kitchen. Overlooking the rear garden, the kitchen is fitted with a good range of modern base units with slot in appliances and the wall mounted central heating boiler. Opposite the kitchen lies the shower room; very nicely fitted with a modern white suite including a large ground level shower cubicle with wet wall panelling, tiled flooring and a modesty window. The double bedrooms boasts a lovely outlook over the front garden; a generous double room with the benefit of good built in storage.

## EXTERNAL

The gardens to the rear are fully enclosed with timber fencing, laid to lawn with planted borders and two useful outhouses. The main garden to the front is a good sized space with a pleasant open aspect over the park beyond. A raised paved patio area is accessed immediately off the lounge with the remainder of the garden laid to grass.

## SERVICES

Mains services. Double glazing. Gas central heating

## 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 £110,000 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.