



Tuncurry, 35 Gilliland

Eyemouth, TD14 5JF



A Desirable Detached Bungalow Located In A Sought After Residential Area Of Eyemouth With Nicely Proportioned Accommodation And Garden Room Extension

Entrance Hall, Lounge, Dining Kitchen, Garden Room, Two Double Bedrooms And Bathroom. Double Glazing. Gas Central Heating



Located towards the edge of Eyemouth, Gillsland is a desirable residential area that remains within easy reach of all local amenities and attractions. Tuncurry lies within a quiet cul de sac with a pleasant elevated outlook to the front. Offering well laid out and nicely proportioned accommodation, this detached bungalow benefits from a pleasant garden room extension to the rear. Having been well maintained the property is presented in neutral style throughout whilst still offering the purchaser an opportunity to easily add their own stamp should they wish to. The current owner has installed solar panels to the front roof elevation which contribute to the bungalows impressive B rating for energy efficiency, making this property very economical to run; an excellent choice for a retiree or those looking to downsize to somewhere more manageable.

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

- Desirable detached bungalow
- Sought after area
- Garden room extension
- Solar panels
- Private gardens
- Garage and driveway

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Garden Room, Two Double Bedrooms and Bathroom

ACCOMMODATION

The lounge lies to the front of the property and enjoys a super elevated outlook; a sizeable room with lots of natural light. Extending to the rear, the dining kitchen offers a good range of units and ample space for family dining. Windows overlook the rear garden and an internal door connects directly to the garden room beyond. Fully glazed and with a peaceful aspect over the garden, this is a worthy addition to the bungalow and provides a lovely connection to the enclosed gardens beyond.

Both bedrooms are nicely proportioned doubles, each with built in storage. The main room lies peacefully to the rear whilst the second bedroom to the front enjoys an open elevated aspect. The bungalow is served by a bathroom which is currently fitted with a three piece suite with partially tiled walls.

EXTERNAL

Private areas of garden lie to the front and rear of the bungalow. The main area to the rear is highly private and nicely sheltered; largely laid to lawn with established borders and planted beds. The front garden is laid

with decorative chips and incorporates established plantings. The private drive to the side leads to the single garage beyond with additional parking available in front of the property.

SERVICES

Mains services. Double glazing. Gas central heating. Photo voltaic panels have been installed to the south facing roof elevation and offer a good annual return.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating B

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 or requested by email 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 £225,000 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. 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.