



Braeside, Gunsgreen Park

Eyemouth, TD14 5LH



Perfect for modern family life, this exclusive, individually built detached home offers immaculate, well planned accommodation, large garden and easy access to all local amenities



Constructed around eight year ago, Braeside is an exceptional, individually built detached property. Occupying a large plot, this is a fabulous family home which has been meticulously well looked after and is immaculately presented throughout; true turn key condition. The interior has been well considered with family life at the forefront of the design, great room proportions and bedroom accommodation on both ground and first floor levels. Catching sun for much of the day, the outside areas are equally as immaculate; the landscaped rear garden providing a sizeable and very private family environment whilst to the front there is a multi car drive and garage. Gunsgreen Park is a small and exclusive cluster of properties, with houses here rarely coming to the market; positioned towards the edge of Eyemouth, all amenities, attractions and the local schools are all within walking distance.

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, large shops, sporting and entertainment facilities.

HIGHLIGHTS

- Individually built and designed
- Immaculate presentation inside and out
- Generous room proportions
- Large private garden
- Cul de sac position
- Close to amenities and schools

ACCOMMODATION SUMMARY

Entrance Hall, Large Open Plan Lounge & Dining Room, Breakfasting Kitchen, Utility Room, Three Double Bedrooms, Bathroom and Shower Room, Garage.

ACCOMMODATION

The accommodation is particularly bright and airy throughout, with a classic and understated colour palette which adds to the feeling of space. Spanning the full depth of the property, the sizeable open plan lounge and dining room really serves as the heart of this home. With windows on three sides, an elevated outlook over the rear garden and French doors to the side allowing a direct connection to the outside area, this room has a lovely homely feel whilst also providing proportions plentiful enough to cater for family gatherings or social get-togethers. Across the welcoming hallway lies the very tasteful breakfasting kitchen; finished in classic cream units with wood worktops including a range style cooker, built in appliances and fitted breakfast bar. The large picture window to the front overlooks the driveway with open farmland extending beyond. The neighbouring utility room offers a great facility with further built in cabinetry, provision for additional appliances and an external door to/from the driveway. One of the three bedrooms lies on the ground floor; currently utilised as the master bedroom this is a sizeable double with a peaceful garden outlook, excellent built in storage and lies next door to the particularly smart family bathroom complete with roll top.

A large skylight window sits over the staircase ensuring a wonderfully light landing which also has an outlook over the rear garden; this is a particularly restful spot, ideal as a sitting or reading area. Extending off are two large double bedrooms, both with lovely outlooks and a very well appointed shower room.

EXTERNAL

Expertly landscaped and manicured, the gardens catch the sun for much of the day. Incorporating central sections of lawn decoratively chipped beds and raised vegetable plots. A covered seating area to the side provides a great dining terrace. To the front and side lies a further area of easily maintained garden with multi car driveway and

single garage beyond.

SERVICES

Mains services. Double glazing. Gas central heating.

ENERGY EFFICIENCY

Rating C

COUNCIL TAX

Band E

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 £370,000 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.



