



26 Gillsland

Eyemouth, TD14 5JF



A desirable detached bungalow located in a sought after residential area of Eyemouth with a well proportioned accommodation, wrap around garden in a sizeable plot.



26 GILLSLAND

Nested towards the edge of Eyemouth, Gillsland is a much sought after residential estate thanks to its proximity to local amenities and attractions. 26 Gillsland offers the future owner a bright and spacious bungalow set within a reasonable plot. With wrap around gardens and a large living/ dining room, the bungalow offers a sociable retreat. In need of some modernisation, it presents the perfect opportunity for someone to put their own stamp on the property.

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

- Ideal renovation project
- Sought after area
- Gas central heating
- Double glazing
- Private wrap around gardens
- Private drive way & garage

ACCOMMODATION SUMMARY

Entrance Hall, Living / Dining Room, Kitchen, Utility Room, Three Double Bedrooms and Bathroom

ACCOMMODATION

Upon entering through the main vestibule, you're greeted by a hallway that connects seamlessly to all the primary rooms in the home. At the front of the bungalow, you'll find a bright, naturally light filled and spacious lounge, illuminated by floor-to-ceiling windows. This versatile room offers multiple layout options, allowing you to arrange furniture to suit your style. It also includes a separate dining area, perfect for casual meals and social gatherings. The focal point of the lounge is a charming gas fireplace surrounded by original brickwork, adding warmth and character to the space. From the main hall, you'll find the L-shaped kitchen, equipped with ample base and wall cabinets, providing generous storage and counter space. Like the lounge, the kitchen has room for a dining table, making it ideal for family meals.

There's also a convenient utility room off the kitchen, with direct access to the back garden, perfect for laundry and additional storage. The property has three double bedrooms, two of which feature built-in wardrobes for added convenience. All three bedrooms are spacious, offering plenty of room for double beds and additional furniture. The home's bathroom is fully tiled and includes a four-piece suite with a separate shower enclosure, ensuring comfort and functionality for the entire family.

EXTERNAL

The bungalow is nestled into a large plot with wrap around gardens. Mainly laid to lawn with a variety of shrubs and planters the garden is perfect for an enthusiast. A convenient patio wraps around the property offering hard standing and access to the integrated garage and Driveway. The border is a mixture of hedges and timber fence providing a secure boundary perfect for family's or pet lovers, the size of the plot also offers room for an extension if desired and subject to local planning.

SERVICES

Mains water, gas, electricity and drainage. Double glazing. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating E

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///prompts.tissue.snoozing](#)

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 £275,000 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.





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