

LEGAL  
HASTIN & S



Gunsgreen Gardens

Eyemouth,

Offers Over £375,000





Occupying the site of a former small holding and market garden, this highly private detached dwelling lies peacefully within its own surrounding gardens, now forming part of a small and exclusive cluster of houses towards the edge of Eyemouth



Occupying a sizeable plot, Gunsreen Gardens is the former residence of a small holding with market garden, and now lies within a small and exclusive cluster of detached homes towards the edge of Eyemouth. Having been renovated and modernised over the years, this traditional dwelling now offers a fabulous opportunity for those seeking a low maintenance, spacious family home in the town with all amenities including schools within a short walking distance. Externally the orchard style gardens offer excellent levels of privacy and a provide a fantastic prospect for a gardening enthusiast or those seeking to create a secure family environment.

### 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

- Detached former farmhouse
- Sizeable, orchard style gardens
- Three/four bedrooms
- Close to local schools

### ACCOMMODATION SUMMARY

Entrance Porch, Lounge, Dining Room, Kitchen, Utility, Rear Hall with Cloakroom, Rear Porch, Office/Bedroom Four, Three Further Bedrooms and Bathroom

### ACCOMMODATION

Both principal living rooms enjoy a lovely sheltered outlook over the gardens; the lounge is a cosy room with a dual aspect and a feature fireplace whilst the dining room offers lots of space for entertaining. Off the dining room extends the office; this is a versatile room and could easily be used as a ground floor bedroom if desired; it does have an external door to/from the gardens providing a very useful dedicated and private entrance giving potential for use as annex style accommodation. To the rear, the kitchen is fitted with an excellent range of quality wood units with built in appliances and a useful utility room next door with further storage and provision for additional appliances. A rear hall gives access to a useful ground floor WC and external door with porch.

The upper floor hosts three bright and airy bedrooms; the main bedroom being of particular note with its generous proportions and lovely aspect over the gardens. All three bedrooms are served by the family bathroom which is fitted with a bath and separate shower cubicle. Next door, a walk in boiler cupboard provides useful additional storage.

### EXTERNAL

Enjoying a south/ south westerly aspect, the large gardens are very well established with mature borders ensuring excellent levels of privacy. Very well stocked throughout, with neat areas of lawn, selection of fruit trees and planted beds and borders, they are a haven for local wildlife and offer an exciting prospect for a keen gardener or those seeking a generous, family friendly garden. Pathways extend around the building and two timber sheds provide good storage, one of which also has power and light. The tarmacked driveway to the front gives access to private parking next to the house and opposite. There are floodlights within the garden together with a motion censored light and an external water mains tap.

### SERVICES

Mains services. Double glazing. Gas central heating.

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Rating C

### TENURE

Freehold

### 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 £375,000 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.



