



22 High Street

Offers Over £189,000

Eyemouth,



3 bed



2 public



2 bath

Positioned Directly On The Promenade
Overlooking The Sea, This Rarely Available
Seaside Apartment Has Recently Been Fully
Modernised And Upgraded

Entrance Hall, Lounge, Dining Kitchen, Three
Bedrooms (One With En-Suite) & Shower Room



Boasting an exceptional position immediately on Eyemouth's promenade directly overlooking the sea, this first and second floor apartment is the perfect seaside residence. Having recently been fully modernised and upgraded, the property is offered in excellent condition with a clean and crisp decor and options now for a purchaser to add their own finishing touches. With all of the local attractions and amenities literally on the door step, this apartment is an obvious choice for those seeking a convenient and low maintenance home, whilst also having obvious potential as a weekend bolthole or commercial holiday let.

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

- Excellent sea side location
- Direct sea views
- Recently upgraded and renovated
- Options for a purchaser to add their own finishing touches

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Three Bedrooms (one with En-Suite) & Shower Room

ACCOMMODATION

Accessed from an external staircase from the rear of the building, the first floor hosts bright and airy living spaces with a clean crisp colour palette and good natural light. The lounge enjoying a lovely outlook along Eyemouth High Street whilst the modern dining kitchen extends to the rear of the property with a range of on trend coloured units and exposed brick wall feature. One of the three bedrooms plus the shower room are also positioned on first floor level,

The two principal bedrooms are both large double rooms on the second floor with the main room benefitting from an en-suite shower room and a large dormer window commanding a stunning sea-scape.

EXTERNAL

To the rear of the building lies a large roof terrace; although this area is under separate ownership, the owners have expressed that they would be willing to allow the occupants of 22 & 24 High Street use of this area which would create a truly wonderful external seating area overlooking the beach and out to sea.

The property also benefits from a private parking space located to the rear of the building.

SERVICES

Mains services. Gas central heating. Double glazing.

COUNCIL TAX

Band B

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 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 £189,000 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.