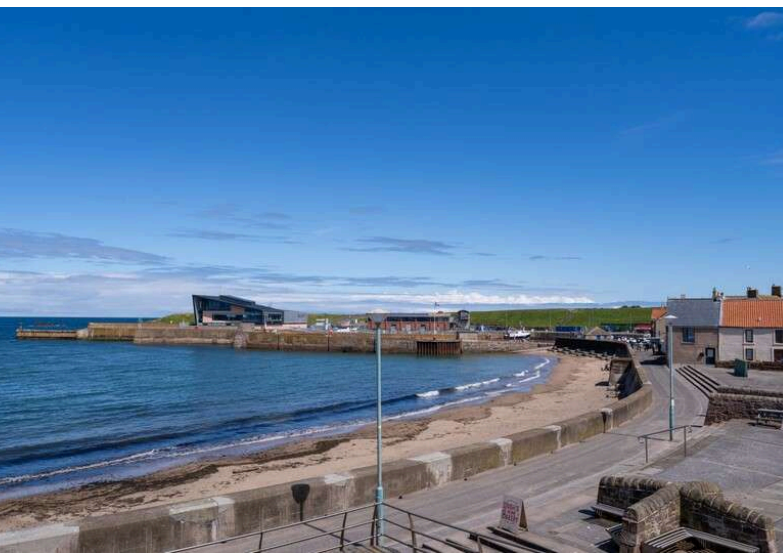


24 High Street



24 High Street

Offers Over £179,000

Eyemouth,



A Recently Renovated Seaside Townhouse
Positioned On Eyemouth's Promenade With
Direct Sea Views.

Entrance Hall, Lounge Dining Kitchen Two
Double Bedrooms Both With En-Suite Shower
Rooms



24 High Street is a particularly bright and sunny townhouse which has recently been fully renovated and modernised to provide a smart and contemporary seaside home. Positioned directly on Eyemouth's promenade, this two bedroom property commands a direct view over the beach. The property offers an excellent opportunity for those seeking a low maintenance style home as well as having obvious appeal as a weekend home 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

- Fabulous seaside position
- Direct views over the beach
- Recently renovated interior
- Great weekend home or holiday let

ACCOMMODATION SUMMARY

Entrance Hall, Lounge Dining Kitchen Two Double Bedrooms Both with En-Suite Shower Rooms

ACCOMMODATION

The property is accessed via a stone staircase to the rear of the building. Commanding an impressive sea view, the lounge has a large picture window that directly overlooks the promenade and beach, whilst the family dining kitchen to the front is fitted with an impressive range of units, complete with central island and integrated appliances. The ground floor also hosts a well appointed modern bathroom with four piece suite.

Both bedrooms are bright and spacious double rooms each benefitting from en-suite shower rooms. The main bedroom to the rear really captures the best of the views and seaside location

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. Double glazing. Gas central heating

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

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 £179,000 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.