

LEGAL  
HASTIN & S



Cruachan, 6 Barefoots Drive

Eyemouth, TD14 5BN

Offers Over £270,000







Nicely positioned within this highly sought after area within walking distance of all town centre amenities, this is a well-appointed detached bungalow with pleasant conservatory extension



Barefoots Drive is a sought after residential area of Eyemouth, consisting largely of detached bungalows; all local amenities and attractions are within walking distance. This well-appointed detached three bedroom bungalow offers a great opportunity for those looking to downsize or specifically seeking ground level accommodation. Having been well maintained and cared for, there is now scope for a purchaser to make some changes or upgrades to suit their own specification. The conservatory extension has been a worthy addition to the property and offers a particularly restful spot to overlook the private gardens beyond whilst the lounge boasts a large picture window with a super outlook towards the sea in the 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, larger shops, sporting and entertainment facilities.

### HIGHLIGHTS

- Detached bungalow
- Sea view
- Conservatory extension
- Three double bedrooms
- Scope for cosmetic upgrades
- Private rear garden and garage

### ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Conservatory, Breakfasting Kitchen, Three Double Bedrooms and Bathroom

### ACCOMMODATION

Boasting a super open outlook towards the sea, the lounge boasts generous proportions with a dedicated dining area towards the rear. From here there is access to the sunny conservatory; a restful room with a private outlook over the gardens beyond and an external door allowing direct access. The kitchen also offers a connection to the garden and is currently fitted with a good range of units, although has potential for some modernisation.

All bedrooms are light and airy double bedrooms, with the principal room boasting particularly good proportions with excellent built in storage; one is positioned to the rear of the bungalow and the other two to the front, opposite the family bathroom with a coloured three piece suite with shower over the bath.

### EXTERNAL

Garden ground extends around the bungalow on all sides; neat areas of lawn to the front with private drive to the side leading to the single garage. The rear garden enjoys particularly good privacy and has been nicely landscaped with a an established selection of plantings.

### SERVICES

Mains services. Double glazing. Gas central heating

### DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is *///escalates.hesitate.about*

### COUNCIL TAX

Band E

### 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](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 £270,000 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.





