

LEGAL
HASTIN & S

Breakers View



Breakers View

Eyemouth,

Offers Over £370,000





Breakers View, is a magnificent seaside home which boasts direct views out to sea and over Eyemouth Beach; combined with a beautifully extended and fully renovated interior now offering four bedrooms and super open plan living



Elevated above Eyemouth's coast-line, Breakers View boasts arguably one of the best positions within the town, capturing a breath taking vista out to sea and over the beach below. This sea side home has been carefully extended and reconfigured with the fabulous seaside location at the forefront of the design ensuring those sea views are maximised throughout the property; the lounge and open plan dining kitchen boasts a large picture window to the front which frames the seascape beyond perfectly, whilst the master bedroom on the first floor boasts a fold out balcony, providing an enviable spot to relax and enjoy the surroundings. Offering four bedrooms and wonderful open plan living spaces, this property is now perfectly suited as a family home or for those who cater for visiting friends. The interior offers modern, very tasteful fittings throughout having been finished to a high standard, this is coupled with generous room proportions and clean crisp decoration. There is a great balance between the inside space and the outside space with a thoughtfully landscaped garden, private driveway and a dedicated home office building within the rear garden.

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 for 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

- An uninterrupted sea view
- Enviale coastal location
- Extended and fully upgraded interior
- Fold out first floor balcony overlooking the beach
- Dedicated home office/studio
- Landscaped gardens and parking
- Still scope for further extension

ACCOMMODATION SUMMARY

Entrance Hall, Cloakroom, Lounge open plan to Dining Kitchen, Bathroom, Master Bedroom with En-suite Shower Room and Fold Out Balcony, Three Further Double Bedrooms and Bathroom.

ACCOMMODATION

This property commands floods of natural light which is evident as soon as you step inside the front door; the light and airy entrance hall ensures a warm welcome with useful cloakroom off and stairs extending to the upper floor. To the front, the picture window in the lounge captures the sea-view perfectly; a tastefully presented room with a log burning stove and a connection via sliding internal doors to the dining kitchen overlooking the rear garden and with patio doors giving a direct connection. This is a very stylish room with a fantastic range of cabinetry including a central dining island. Two of the four bedrooms are located at ground floor level, each restful double rooms, one commanding a sea view and the other enjoying a private garden aspect. The family bathroom has been beautifully upgraded to provide a real touch of luxury with a free standing roll top bath.

The upper floor hosts the truly impressive master suite; a sizeable double room which features a fold out balcony providing a remarkable seating area overlooking the beach below and an adjoining en-suite shower room which has been beautifully finished. The second bedroom on this level is a further double with dual aspect windows including a floor to ceiling window towards the beach.

EXTERNAL

To the front of the property lies an area of lawned garden which directly overlooks the beach beyond. The private driveway extends to the side with space for multiple vehicles. The main area of garden extends to the rear; wonderfully private and fully enclosed. Having been thoughtfully landscaped, this neat garden catches the sun well into the evening, and with a direct connection off the kitchen, it's a perfect area for summer entertaining. A secondary driveway beyond the rear garden provides further private parking. The former detached garage has been converted to provide an excellent garden store plus an impressive, dedicated home

office to the rear. This space is well fitted out, has private access to/from the rear garden and provides the perfect spot for those looking to keep their work and family space separate.

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band D

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 £370,000 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.



