



10 Armatage Street

Offers Over £179,950

Eyemouth, TD14 5HD



A Traditional Three Storey Townhouse,
Quietly Positioned Within The Centre Of This
Seaside Town With All Local Attractions And
Amenities To Hand- Excellent Main
Residence Or Weekend Bolthole



Armatage Street lies just off the town centre, a no through road that enjoys plenty of peace and quiet whilst being within a short stroll of the beach and promenade, not to mention all local amenities. This traditional C listed townhouse has accommodation extending over three floors and has been well maintained by the current owner. An excellent prospect for those seeking a weekend lock-up-and-leave, or centrally placed main residence as well as offering obvious potential as a commercial holiday let. The accommodation and layout offers a good degree of flexibility with opportunities for a purchaser to make their own changes should they wish to, to meet individual tastes and styles.

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

- Peaceful town centre location
- No through traffic
- Close to the beach and promenade
- Fantastic weekend bolthole
- Convenient main residence

ACCOMMODATION SUMMARY

Lounge/Dining/Kitchen, Bedroom Three/ Sitting Room, Two Further Double Bedrooms, Bathroom and Shower Room

ACCOMMODATION

The ground floor of this period property hosts a lovely, sociable living space which incorporates an everyday lounge with space for dining and open plan kitchen to the rear. This cosy, homely room features a large window to Armatage Street at the front, contemporary hard flooring and an excellent range of very tasteful kitchen units with classic wood worktops.

A curved carpeted stair leads to the first floor which offers a good degree of flexibility; currently a bright and airy sitting room to the front which could easily be utilised as a third bedroom if desired. The other bedroom on this level is a peaceful double with large window affording a view of the town beyond, This level is served by the very well appointed bathroom, complete with shower over the bath and fully tiled walls and flooring.

The staircase linking the first and second floors features a large skylight window above which affords excellent natural light. The top level of the townhouse hosts the master bedroom suite which comprises a large double room with lovely roof top views and extensive built in wardrobes, a neighbouring shower room and small walk in study / dressing area. .

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating D

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///reddish.glimmers.willing](https://www.what3words.com/reddish.glimmers.willing)

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 £179,950 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.