

LEGAL  
HASTIN & S



8 Barefoots Park

Eyemouth, TD14 5BW

Offers Over £320,000





An immaculate detached family home with first floor balcony commanding a super view towards the sea, thoughtfully landscaped surrounding gardens and garage.



Occupying a pleasant corner plot position, 8 Barefoots Park is an exceptional detached home. Having been modernised and upgraded by the current owners including reconfiguring the layout to make excellent use of the space, this home is immaculately presented and offers an enviable opportunity for those seeking a home by the sea in move in condition. The living spaces occupy the first floor of the property with the lounge opening directly on to an impressive balcony that commands a wonderful view towards the sea and is perfectly placed to capture the sun as it rises in the east. The ground floor hosts the peaceful bedroom accommodation with all rooms enjoying a pleasant aspect over the thoughtfully landscaped gardens which extend around the property on all sides.

### 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

- Impressive first floor balcony
- Views to the sea
- Immaculate presentation
- Pleasant corner plot
- Thoughtfully landscaped gardens
- Garage and private parking

### ACCOMMODATION SUMMARY

Entrance Porch, Hall, Three Double Bedrooms, Luxurious Bathroom, Utility Room, Large Lounge with Dining Area and Open Plan Kitchen, Cloakroom.

### ACCOMMODATION

Designed to maximise the sea views, the living areas occupy the first floor of the property. Having been reconfigured to provide a super open plan layout which fits perfectly with modern day family life. The sea views are best enjoyed from the impressive balcony that extends off the lounge to the front of the property. The open plan lounge/dining room offers excellent proportions and has an array of windows in addition to the patio doors. With lots of natural light and a tasteful, immaculate presentation, the lounge/dining room leads on to the stylish fully integrated kitchen which has been fitted with an excellent range of classic cream units with solid wood worktops. Usefully on this floor there is also a cloakroom facility.

All three bedrooms on the ground floor are restful doubles, each with built in wardrobes and enjoying a pleasant aspect over the landscaped surroundings gardens. Served by the luxurious family bathroom complete with a white suite including a large walk in shower and free standing roll top bath.

Good additional storage can be found off the hallway as well as a very useful utility room. A full height glazed porch gives access to the property and also leads to the integral garage with a further external door connecting to the gardens beyond. This is a very useable space, excellent for cloaks storage etc.

### EXTERNAL

The gardens extend around the property on all sides; Beautifully landscaped and enjoying fantastic levels of privacy; incorporating a sunny paved patio area, vegetable plot, neat lawns and an impressive raised fish pond.

### SERVICES

Mains serviced. Double glazing. Gas central heating.

### COUNCIL TAX

Band E

### 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](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 £320,000 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.



