



## 4 Armatage Street Offers Over £135,000

Eyemouth, TD14 5HD



Perfectly Placed Townhouse Close To All Local Amenities And Attractions. Lovely Sea Views From The Upper Floors And Exciting Opportunities For Upgrading

Dining Kitchen, Shower Room, Lounge, Three Bedrooms And Bathroom



Positioned just a short stroll from the beach, promenade and all local amenities, 4 Armatage Street is a perfectly placed townhouse located on a peaceful no through road. Offering accommodation over three floors, the property now offers exciting opportunities for modernisation and upgrading, affording the purchaser with the opportunity to add their own stamp. Enjoying lovely sea views from the first and second floor, the property presents a rare opportunity for those seeking a town centre residence, whilst also offering obvious potential as a weekend seaside bolthole or holiday home.

## 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 position
- Easy access to the beach and all amenities
- Sea views from the upper floors
- Exciting opportunities for upgrading
- Great main residence or weekend home

## ACCOMMODATION SUMMARY

Dining Kitchen, Shower Room, Lounge, Three Bedrooms and Bathroom

## ACCOMMODATION

The ground floor accommodation consists of a spacious, open plan dining room and kitchen; a good sociable space with room for informal lounging as well if required. Currently fitted with a good range of units but offering easy opportunities for further upgrading. Windows to the front and rear afford good natural light. Usefully on this floor there is also a well appointed, fully tiled shower room with under stair storage and a small cloaks area.

With a triple window to the rear and a lovely view to the sea, the lounge is a sizeable period room which occupies the majority of the first floor. A further window to the front overlooks Armatage Street and the third bedroom or home office if preferred extends off.

The upper floor hosts two further bedrooms, again with sea views from the rear, and a three piece bathroom with coloured suite.

## SERVICES

Mains services. Secondary glazing. Gas central heating with new boiler installed in 2022

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating F

## DIRECTIONS

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

## 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 £135,000 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.