

LEGAL  
HASTIN & S



Hurkurs

Eyemouth, TD14 5AX

Offers Over £370,000





Hurkurs is an excellent detached family home in a pleasant seaside location with ocean views and possibilities to create a self contained annex.



Occupying a slightly elevated position, close to the town centre, Hurkurs is a sizeable detached home which offers a particularly adaptable interior including the possibility of a self-contained annex which could introduce options to generate an income stream or to cater for extended family. The property also benefits from outlooks towards the sea, which the large first floor sitting room takes full advantage of, whilst the living spaces on the ground floor offer a sociable open plan layout. There are currently bedroom and bathroom facilities on both levels which works perfectly as a family home, whilst the property also benefits from sunny, private gardens, a double driveway and garage

### 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

- Sea Views
- Adaptable Interior
- Options for a Self-Contained Annex
- Four Double Bedrooms
- Three Bathrooms

### ACCOMMODATION SUMMARY

Entrance Hall, Dining Room open Plan to Lounge and Kitchen, Utility Room, Family Room/Snug, Two Downstairs Double Bedrooms with Adjoining Bathroom, Two Further Upstairs Bedrooms (One En-Suite),

Large Sitting Room and Shower Room

### ACCOMMODATION

The open plan layout of the ground floor living areas work perfectly for modern family life; the dining area links nicely to the well equipped kitchen which has double doors to the garden, whilst the lounge to the front benefits from views towards the sea with patio doors in addition to full height windows to the side. Sliding doors from the dining room lead to a cosy snug or family room at the rear, again with patio doors to the garden; this is a flexible space and has been used in the past as an occasional guest bedroom as well as an office. A useful utility area with large larder style cupboard lies off the kitchen.

An inner hall gives way to the ground floor bedroom wing which hosts two large double bedrooms and a recently refitted bathroom. One of the bedrooms has been fitted with a small kitchenette area with the current owners having in the past, considered installing a separate entrance to this section of the property to create a self-contained annex; this could work well for multi-generational living or could give potential to generate an income.

Commanding a super sea view and taking full advantage of the location, the first floor sitting room features windows on all sides, a really impressive room. Two further double bedrooms lie on this level; the master room benefitting from a large four piece en-suite bathroom, whilst bedroom two is served by the modern shower room that lies across the landing.

### EXTERNAL

Highly private and sheltered gardens extend around the property. A real sun trap, neatly landscaped and creating a secure environment for young family or pets. A multi car driveway to the front of the property leads to the double garage with useful workshop to the rear, lighting and electricity plus a pedestrian door to/from the garden.

### SERVICES

Mains services. Double glazing. Gas central heating

### COUNCIL TAX

Band F

### 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 £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](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.



