



4 Johns Road

Offers Over £170,000

Eyemouth, TD14 5DX



[Add Summary](#)

3 bed

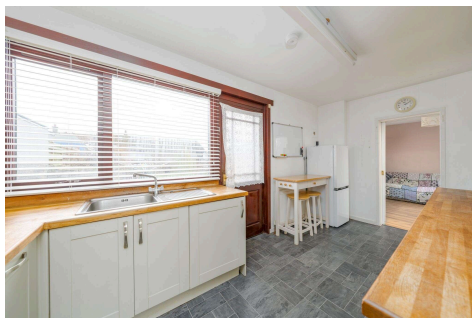


2 public



2 bath





Quietly tucked away to the edge of this residential area just a stones throw from the Golf Course, 4 Johns Road boasts an enviable and rarely available setting with an open aspect from the front and views that capture the harbour and Gunsreen House. This well-appointed semi-detached property has clearly been lovingly maintained although does now offer easy opportunities for cosmetic upgrading if desired. The spacious garden to the rear and space to the side could also allow for future extension for those seeking to create their forever family 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.

DIRECTIONS

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

HIGHLIGHTS

- Exceptional location
- Harbour views
- Space for further extension
- Off street parking
- Three Bedrooms plus Dining Room

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Dining Room, Cloakroom, Three Bedrooms and Shower Room

ACCOMMODATION

With floor to ceiling windows to the front, the lounge captures a fabulous view and enjoys sun light for much of the day. A feature fireplace creates a pleasant focal point and door to the rear connects directly to the kitchen beyond. Fitted with a good range of units offering ample storage and worktop space, the kitchen has a lovely connection to the gardens beyond and links to the adjoining dining room to provide a pleasant family dining environment. Completing the ground floor accommodation is a useful cloakroom and the third bedroom with a sunny aspect to the front and built in storage.

The upper landing gives way to two spacious double bedrooms that take full advantage of the setting and views. Good storage is provided off the landing and this floor is served by a well appointed shower room.

EXTERNAL

A large garden extends to the rear; fairly low maintenance and featuring a large paved patio area with lawn and mature beds/borders beyond. A driveway extends to the side of the property and an area of hardstanding at the rear used to house a detached garage. There is ample space to the

side and rear for future expansion of the property if desired, subject to permissions.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band D

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 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 £170,000 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.