



Kerrowmoar

Upper Burnmouth, Near Eyemouth, TD14 5RS

Offers Over £340,000





Kerrowmoar is an individually designed detached home, in a popular east coast location with excellent local commuter links. The first floor balcony commands a super view over the village towards the ocean whilst the accommodation is immaculately presented throughout



Occupying a sizeable plot, Kerrowmoar is a unique and individually designed detached home which features a first floor balcony with views towards the ocean. Immaculately presented and maintained, this walk in property offers a fantastic level of accommodation, perfect for couples or families alike, with the modern design of the building allowing for easy, low maintenance living. Surrounded by wrap around gardens, the outdoor areas are well kept and offer a blank canvas for those seeking to establish further, or for those looking to create a family orientated outdoor space.

This east coast location is a popular choice for those seeking a home by the sea; a fantastic lifestyle location with the added benefit of good transport links in the area, making it a great alternative to city living.

### LOCATION

Burnmouth is the first settlement north of the Border on the rugged east coast with its steep cliffs, craggy cove and quaint little fishing harbour. The seaside resort of Eyemouth, three miles north, with its natural harbour and sandy beach provides a variety of shopping and educational facilities with the historic town of Berwick-upon-Tweed six miles south, providing a wider range of facilities. Edinburgh is within easy commuting distance with the A1 nearby and the main railway station at Berwick upon Tweed and Reston, enabling easy access to Edinburgh or Newcastle in less than one hour.

### DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [////////rucksack.lime.rift](#)

### HIGHLIGHTS

- First floor balcony with views to the ocean
- Immaculate presentation
- Large surrounding gardens
- Garage
- Multi car parking
- Village setting
- Excellent local commuter links



### ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Family Dining Kitchen,, Utility Room, Cloakroom, Two Ground Floor Double Bedrooms and Family Bathroom, First Floor Lounge with Access to Balcony and Master Bedroom with En-suite Shower Room.

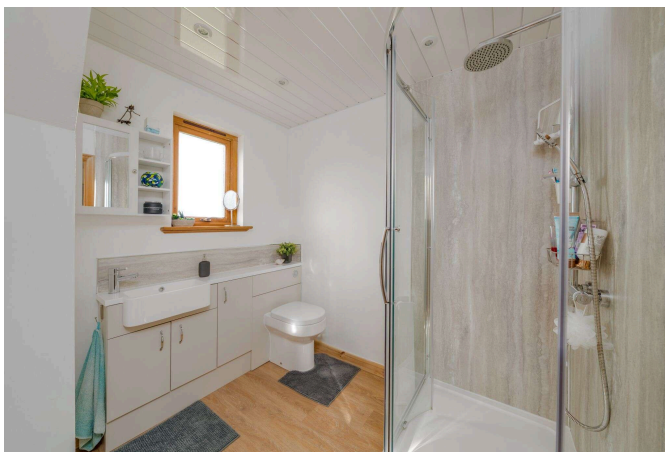
### ACCOMMODATION

The ground floor accommodation is centred around the particularly sociable family dining kitchen; with a direct connection to the gardens via patio doors, this room is a natural space for family gatherings or social get-togethers. Fitted with an excellent range of units with ample worktop space, the room offers space for dining as well as informal lounging if desired. Next door, the utility room provides a useful facility with space for additional appliances, and a door to the gardens. Both bedrooms on the ground floor are bright and airy double rooms, each with built in storage and are positioned closely to the family bathroom which is well appointed with a white suite, shower over the bath and fully tiled walls. Good storage and a useful cloakroom with WC lies off the main hallway.

The stairs to the upper floor open directly into the impressive lounge; a restful space of good proportions which opens directly to the balcony beyond; the perfect spot for morning coffee and catching the sun for much of the day, this balcony affords a roof top view over the village to the sea beyond. Also on this floor is the master bedroom suite which overlooks the private gardens beyond and comes complete with a modern en-suite shower room.

### EXTERNAL

A multi car drive sits to the front of the single garage which also has pedestrian access from the rear gardens. Extending around the property on all sides, the gardens are well kept and laid largely to grass. An easy blank canvas for those looking to establish and landscape further and equally well suited to families, enclosed in their entirety and with good levels of privacy.



### SERVICES

Mains water, electricity and drainage. Double glazing. Oil central heating.

### COUNCIL TAX

Band E

### 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 £340,000 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.

