



## The Old Jail House

Eyemouth, TD14 5EY

Offers Over £198,000





The Old Jail House is a superior townhouse which has been expertly renovated to an exacting standard with a cleverly considered connection to the private rear garden



This exceptional townhouse offers so much more than meets the eye; having undergone an extensive programme of renovation and extension in recent years, The Old Jail House combines expert design, innovation and wonderful creativity. Offering excellent proportions, the accommodation extends over two floors and has been finished to an exacting standard, perfect as a main residence or seaside bolthole/holiday home. The open plan living spaces cater perfectly for the modern way of living whilst one of the stand out features has to be the first floor terrace to the rear which connects directly to the private enclosed rear gardens - a brilliant space for families, gardening enthusiasts or entertaining friends. Located in the heart of Eyemouth, all local amenities are available right on the door step including the promenade just over the road, the beach and the harbour.

### 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

- Exceptionally Well Renovated
- First Floor Garden Terrace
- Direct Garden Access
- Open Plan Living
- Three Double Bedrooms
- Two Bathrooms



### ACCOMMODATION SUMMARY

Entrance Hall, Open Plan Lounge/Dining/Kitchen, Three Bedrooms, Shower Room and Bathroom. First Floor External Terrace with Access to Private Garden

### ACCOMMODATION

The main door entrance opens to an inviting staircase that leads to a bright first floor landing with an outlook over the garden. Extending the full width of the property, the open plan living/dining/kitchen is a particularly social space with excellent levels of light. The kitchen to the rear has been tastefully finished in timeless style with good cupboard and worktop space. From the kitchen, a fully glazed rear door opens on to the external terrace. Bedroom three lies on the first floor level, a comfortable double room with the well-appointed shower room situated opposite.

A further staircase leads to the second floor; benefitting from a large dormer extension the proportions of bedrooms two and three are very generous. Both rooms are served by a newly fitted shower room.

### EXTERNAL

The townhouse boasts a good sized private rear garden; particularly sheltered and sunny, this space is a real bonus. The first floor terrace that extends off the kitchen is the perfect spot for outdoor dining with lots of room for patio furniture etc. From here steps extend down to the lawned garden beyond; a particularly secure and safe space, great for families, social get-togethers and providing a blank canvas for further landscaping if desired.

### SERVICES

Mains services. Double glazing. Electric heating

### ADDITIONAL INFORMATION

Kitchen appliances are available by separate negotiations

### COUNCIL TAX

Band B



### ENERGY EFFICIENCY

Rating E

### 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 £198,000 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.





