



10 Gunsgreen Park

Eyemouth, TD14 5LH

Offers Over £370,000







10 Gunsgreen Park is an immaculately presented, individually designed detached three bedroom home which boasts a lovely corner position within this highly regarded cul de sac





Quietly set into a private corner of this highly regarded cul de sac, 10 Gunsgreen Park is an individually designed three bedroom detached home. Beautifully presented, the accommodation boasts excellent levels of natural light which further emphasises the feeling of space throughout, and with all rooms enjoying a pleasant outlook over the gardens, there is a lovely indoor-outdoor connection. Gunsgreen Park lies towards the edge of town yet all local amenities and attractions are within easy walking distance making this home a great choice for families, couples or downsizers alike.

### 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

- Private Corner Plot
- Quiet cul de sac Setting
- Beautiful Presentation
- Choice of living spaces including Garden Room Extension
- Three Double Bedrooms
- Bedroom and Bathroom Facilities on Both Levels
- Surrounding Landscaped Gardens
- Detached Garage and Private Drive

### ACCOMMODATION SUMMARY

Entrance Vestibule, Reception Hall, Shower Room, Sitting Room, Garden Room, Dining Kitchen, Utility Room, Three Double Bedrooms and Shower Room

### ACCOMMODATION

The practical vestibule links into a very welcoming reception hall with good built in storage and staircase extending to the first floor. With an array of windows commanding a super aspect over the front garden, the lounge is beautiful room with a relaxing ambience. Impeccably presented and with a feature fireplace creating a lovely focal point. Branching off, the garden room is a particularly sunny spot with a direct link to the gardens via external doors. Towards the rear lies the large dining kitchen which has been thoughtfully planned to provide an excellent level of cabinetry with built in appliances, and a large window overlooking the side gardens. The utility room off provides a useful facility. Conveniently the third bedroom lies on the ground floor; currently utilised as a formal dining room this space has large windows on two sides and lies over the hallway from the downstairs shower room.

The upper floor hosts two spacious double rooms, each with useful built in storage and the shower room on this level has been re-fitted with modern fixtures and a large walk in shower cubicle.

### EXTERNAL

The expertly manicured gardens extend around the property on all sides. Capturing the sun as it moves throughout the day the gardens incorporate neat lawned sections, established beds and border and well placed paved seating areas including a timber summerhouse. The private driveway provides multi parking and gives access to the detached double garage.

### SERVICES

Mains services. Double glazing. Gas central heating

### ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings

### COUNCIL TAX

Band F

### ENERGY EFFICIENCY

Rating C

### TENURE

Freehold

### VIEWING

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.

### 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.





