



3a Home Street

Offers Over £145,000

Eyemouth, TD14 5EZ



3 bed



1 public



1 bath



Wonderfully Positioned Just A Stone's Throw Away From The Beach And Promenade, 3A Home Street Is A Traditional Double Storey Maisonette With The Potential To Create A Characterful Seaside Home, Holiday Home Or Holiday Let





## 3A HOME STREET

3A Home Street, Eyemouth Ideally located to the rear of Home Street and accessed through a shared courtyard just moments from Eyemouth's vibrant town centre, beach, promenade, and harbour, 3A Home Street is a deceptive maisonette forming the upper part of a traditional building. Set over the first and second floors, the property enjoys private access via a courtyard to the rear. Internally, the home offers generous proportions and a flexible layout. The current configuration includes two double bedrooms and a third versatile room that could serve as either a lounge or an additional bedroom, depending on your needs. This is an ideal opportunity for a first-time buyer, a holiday home seeker, or anyone looking for a low-maintenance "lock up and leave" property by the sea. With Eyemouth's sandy beach and wide range of amenities literally on the doorstep, the location offers both convenience and coastal charm—perfect for holiday letting or personal enjoyment.

## LOCATION

Eymouth 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.

## ACCOMMODATION

Accessed via a private first-floor entrance at the rear of the building, this charming property offers a warm and welcoming first impression, with an inviting entrance hall that sets the tone for the rest of the home. The first floor features a bright and spacious lounge/dining area with direct access to the kitchen. This versatile space presents the potential for an open-plan layout, maximising natural light from windows at both the front and rear. A traditional fireplace adds a cosy touch to the lounge, creating a comfortable and homely atmosphere. The modern, re-fitted kitchen provides generous storage and ample worktop space, ideal for everyday use. To the front of the property, the bathroom is fitted with a contemporary three-piece suite, including an electric shower over the bath and a vanity unit with built-in storage. Also on this level is a third bedroom, currently used as a second living area—bright, spacious, and flexible to suit a variety of needs. The upper floor comprises two well-proportioned double bedrooms, both enjoying pleasant rooftop views over Eyemouth and out towards the sea. Each bedroom benefits from convenient eaves storage and has ample space for freestanding furniture.

## HIGHLIGHTS

- Potential for upgrades/renovation Upgraded décor and flooring throughout
- Within walking distance of the beach.
- Convenient town centre position
- Excellent main home or weekend bolt-hole

## ACCOMMODATION SUMMARY

External Staircase, Entrance Hall, Lounge, Kitchen, Dining Room/Bedroom Three, Bathroom and Two Further Double Bedrooms.

## SERVICES

Mains services. Double glazing. Gas central heating

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating D

## 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 £145,000 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.