



56 Queens Road

Offers Over £140,000

Eyemouth, TD14 5DS



2 bed

1 public

1 bath



An Extremely Smartly Upgraded Semi-detached Property With Large Rear Garden, Ideal For Those Seeking A Home In Move In Condition.

Entrance Hall, Lounge With Dining Area, Breakfasting Kitchen, Two Double Bedrooms And Bathroom





Quietly tucked into a private corner plot location 56 Queens Road is a very smart semi detached property. Available in move in condition, the interior offers light and airy decor throughout plus a stylish modern kitchen which connects directly to the gardens. The outside space is much larger than you might expect and extends to the rear and side of the property. Being set well back from the road there is good levels of privacy and this popular residential area affords easy access to the town centre and local amenities.

## 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. In Spring 2022 the new train station at nearby Reston was opened and offers regular rail connections to Edinburgh Waverly. 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 setting
- Move in condition
- Smartly upgraded kitchen
- Gardens to the side and rear
- Popular residential area

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Breakfasting Kitchen, Two Double Bedrooms and Bathroom

## ACCOMMODATION

Extending the full depth of the property, the lounge with dining area to the rear boasts dual aspect windows and lots of natural light. Branching off the dining area is the very tastefully upgraded breakfasting kitchen complete with a range of on trend soft grey units. An external door allows a direct connection to the gardens beyond.

The upper floor provides two spacious double bedrooms, one to the front of the property and the other overlooking the rear garden; each with useful built in storage. Both are served by the bathroom which has tiled walls and is fitted with a white three piece suite

## EXTERNAL

Extending to the rear and side of the property, the gardens enjoy good privacy and are mainly laid to lawn with a decked dining terrace. Fully enclosed and providing a secure environment.

## 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 A

## ENERGY EFFICIENCY

Rating C

## 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 £140,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999 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.