

Flat 1 St Ellas House



## Flat 1, St Ellas House Offers Over £115,000

St Ellas Place, Eyemouth, TD14 5HP



1 bed



1 public

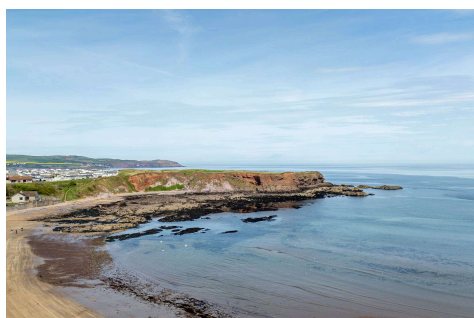


1 bath



A Rare Opportunity For A First Time Buyer Or Investor To Purchase A Turn-key Ground Floor Apartment Located In The Centre Of Eyemouth, With The Beach And Amenities A Short Walk Away.





## FLAT 1, ST ELLAS PLACE

Set within the ideal location, a stones throw from the beach. Currently used as a successful holiday let, the property boasts a strong track record of bookings, making it an excellent opportunity for those looking to invest in the thriving short-term rental market, a sector that continues to perform well in Eyemouth. Or equally, it would make the ideal first-time purchase for someone seeking a low-maintenance home close to the town centre. The interior is well designed and benefits from stylish upgrades made during the current ownership, offering comfortable accommodation throughout. A standout feature is the sea glimpse visible from the main living room, a charming reminder of the coastal setting. To the rear, a sun-trap courtyard garden is shared between the three properties and offers a lovely space for relaxing or entertaining, perfectly sized for summer BBQs and outdoor enjoyment.

## 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

- Ideal investment or First Time Buy
- Within Walking Distance Of The Beach.
- Convenient Town Centre Position
- Excellent Weekend Bolt-hole
- Currently Operating a Successful Holiday Let

## ACCOMMODATION

The property is entered via a private front door at ground level, leading into a generous entrance hallway that sets a welcoming tone. At the heart of the home lies a spacious open-plan living room, dining area, and kitchen—an ideal layout for modern living. A central electric fire creates an attractive focal point, while three windows across two aspects flood the space with natural light. One of the windows even offers a charming glimpse of the sea. The fully equipped kitchen features a range of wall and base units, with a freestanding fridge freezer and washing machine included in the sale—making it ready for immediate use. The stylish shower room is part-panelled and tiled, offering a sleek and functional space. It comprises a modern three-piece suite, including a walk-in shower cubicle. The generously sized bedroom provides a peaceful retreat, complete with fitted wardrobes that offer ample storage. A front-facing window fills the room with natural light, enhancing the bright and airy feel.

## ACCOMMODATION SUMMARY

Communal Entrance Hallway, Living Room Open to Dining and Kitchen, Shower Room, Large Bedroom With Storage. Shared Rear Courtyard

## ADDITIONAL INFORMATION

The contents are available by means of separate negotiation.

## SERVICES

Mains services. Double glazing. Electric Heating

## COUNCIL TAX

Band A

## 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.

## MARKETING POLICY

Offers over £115,000 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.