

tyne & tweed

estate agents



- Ground Floor Flat
- Living Room
- Kitchen
- Bathroom
- 2 Bedrooms
- Partial Gas Central Heating
- Gardens
- No Chain
- Ideal First Time Buy
- EPC Rating Band -E

**2 Glebe Crescent,
Eyemouth, TD14 5AF
Guide Price £80,000**



2 Glebe Crescent is a 2 bedroom ground floor flat located within the popular coastal town of Eyemouth. This ideal first time buy benefits from gas central heating. Externally there is a garden area to the front and a particularly large lawned garden to the rear. Viewing is by appointment only with the sole selling agent. HOME REPORT VALUATION - £80,000

HALLWAY

Pendant light. Coat hooks. Storage cupboard. Fitted carpet.

LOUNGE 14' 6" x 12' 3" (4.42m x 3.74m)

With window to the front. Centre light. Timber fire surround, housing gas fire with back boiler and marble hearth. Shelved cupboard. Television point. Fitted carpet.

KITCHEN 10' 7" x 9' 2" (3.22m x 2.80m)

With window to the rear. Fluorescent light. Selection of wall and base units. Melamine worktops. Tiled splashback. Stainless steel sink. Electric cooker point. Plumbing for automatic washing machine. Cupboard with central heating control/timer. Space for table and chairs. uPVC external door with double glazed panel, allows access to the rear. Vinyl flooring.

BATHROOM

With opaque glazed window to the rear. Pendant light. Panelled enamel bath with shower tap. Low level WC. Wash hand basin set into vanity unit. Radiator. Vinyl flooring.

BEDROOM 1 12' 3" x 9' 3" (3.74m x 2.82m) max floor space

A double bedroom with window to the rear. Pendant light. Radiator. Fitted carpet.

BEDROOM 2 12' 3" x 10' 9" (3.74m x 3.27m) max floor space

A double bedroom with window to the front. Pendant light. Shelved press cupboard. Radiator. Fitted carpet.

EXTERNAL DETAILS

There is a lawned area to the front with planting borders. Further lawned garden to the rear, part of which is a shared drying area. Small timber shed.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in these particulars are included in the sale. Any appliances mentioned are however untested.

SERVICES: All Mains Services-Gas Central Heating.

TENURE: Freehold

GUIDE PRICE £80,000

COUNCIL TAX BAND: A

ENERGY PERFORMANCE CERTIFICATE: E

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 01289 331555.

OFFICE HOURS: Monday – Friday 9.00am - 5.00pm
Saturday 9.00am - 2.00pm

Find us

9 Bridge Street
Berwick upon Tweed
Northumberland
TD15 1ES

Contact us

Tel: 01289 331555
Sales: info@tyneandtweed.com
Rentals: rental@tyneandtweed.com

Connect with us

Facebook
Twitter
Instagram

IMPORTANT NOTICE

Tyne & Tweed Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:-

- i) These particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute a part of, an offer or contract.**

- ii) All descriptions dimensions, references to conditions and necessary permission for use and occupation and other details are given having (for the purposes of the Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor.**

Further, such statements are accurate only to the best of the present information and belief of the Vendor.

We have not been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures or appliances which pass through, in, on, over, under or attach to the property (whether or not referred to in these particulars).

- iii) No person in the employment of Tyne & Tweed Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Tyne & Tweed Estate Agents or the Vendors or the Lessors of this property.**

- iv) It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. The making of any offer for this property will be taken as an admission by the intending Purchaser;**
 - a) That he has relied solely upon his own judgement; and**

 - b) (To the extent that he has not personally verified the information in these particulars) he has noted and accepted the qualification and disclaimer set out in (ii) above; and**

 - c) That in entering into any contract pursuant to any such offer, he/she shall have relied solely upon his own inspection and enquiries and the terms of such contract.**