



30 The Avenue, Eyemouth, TD14 5EB



Offers Over £175,000

- End Terraced Family House
- Large Conservatory
- Modern Bathroom
- Large Corner Garden Plot
- Popular Seaside Town Location
- Kitchen / Dining / Living Room
- 3 Double Bedrooms
- Clean Contemporary Decor
- Large Summer House / Office
- Walk-in Condition

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

The property lies on the south side of the River Eye in the delightful town of Eyemouth. The wide bay and sandy north-facing beach makes Eyemouth a seaside resort as well as a traditional working harbour. The town has an exciting future with the waterfront regeneration on Harbour Road and the operations and maintenance base for an offshore windfarm located further north. The town offers a wide range of local amenities including pubs, shops, cafes, golf club, doctors, dentist and a primary and a modern secondary school as well as museums and traditional crafts. Eyemouth is located approx. eight miles from Berwick upon Tweed which offers extensive amenities including larger supermarkets, wide variety of shops, restaurants and with a great range of recreational facilities as well as excellent transport links. The nearby Reston and Berwick train stations sit on the East Coast Line with trains to London and Edinburgh.

#### DESCRIPTION:

This end-terraced family home has been significantly enhanced, featuring a large wrap-around conservatory extension and the existing ground floor layout transformed into an open-plan living / kitchen / dining area, creating a true hub for family life. The well-designed kitchen, with light compact laminate worktops that complement the navy units, includes a triple oven unit comprising double oven and convection microwave, a large corner larder cupboard, dishwasher, induction hob, American-style fridge-freezer, and an island with dining space. The property boasts three double bedrooms, a modern bathroom, ample storage, a wood-burning stove, clean modern decor, double glazing, and gas central heating with designer radiators in the main living area. It is offered in walk-in condition, making it an ideal family home.

#### EXTERNALLY:

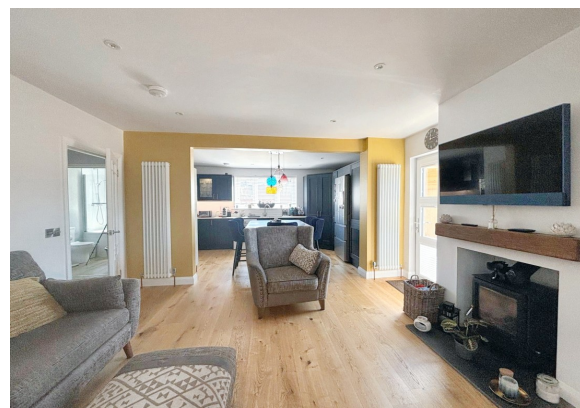
The enclosed garden is on a corner plot and has been neatly laid to paving and gravel at the front and side making it low-maintenance. There is a large summerhouse / office and storage to the side along with an electric car charger and side access gate. The rear is mainly laid to lawn with a rotary dryer.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage.

#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct



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FLOOR PLAN:

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- ENTRANCE HALL (2.05M X 1.53M)
- KITCHEN / LIVING ROOM (7.12M X 4.75M) at widest
- CONSERVATORY TO SIDE (4.28M X 3.52M)
- LANDING (L-SHAPED)
- BEDROOM 2 (3.92M X 3.26M) at widest
- HALL (2.91M X 2.05M) including stairs
- CONSERVATORY TO FRONT (3.72M X 1.76M)
- BATHROOM (2.40M X 1.63M)
- BEDROOM 1 (4.36M X 4.12M) at widest
- BEDROOM 3 (3.16M X 2.90M)

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