



24 Glebe Crescent, Eyemouth, TD14 5AF



Offers Over £105,000

- Spacious First Floor Flat
- Breakfasting Kitchen
- Bathroom & Ample Storage
- Gas Heating & Double Glazing
- Ideal FTB or Investor Property

- Bright Living Room
- 2 Double Bedrooms
- For Sale Fully Furnished
- Enclosed Private Garden
- Thriving Seaside Town Location



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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 north side of the River Eye in this popular residential area in the delightful seaside and fishing town of Eyemouth. The wide bay and sandy north-facing beach makes Eyemouth a popular 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, a wide variety of shops, restaurants and a great range of recreational facilities. Berwick upon Tweed has excellent transport links. The train station sits on the East Coast Line with trains typically going from Berwick to London in under 4 hours and Berwick to Edinburgh or Newcastle in under 1 hour.

### DESCRIPTION:

A bright and airy first-floor flat offering spacious accommodation. The property comprises two double bedrooms, bathroom with shower over the bath, neatly fitted breakfasting kitchen, and a bright, well-proportioned living room with a glimpse of the sea through the rooftops. Additional benefits include gas central heating, double glazing, ample storage, and a large attic space which offers further potential (subject to relevant permissions). The flat is presented in a clean and neat decorative order throughout and is being sold fully furnished — ideal for first-time buyers or investors.

### EXTERNALLY:

The property has an area of grass to the side with a shared pathway giving access to the entrance door and to the enclosed garden. The garden has a neat timber fence and is mainly laid to lawn with a small decked area and a garden shed.

### 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 and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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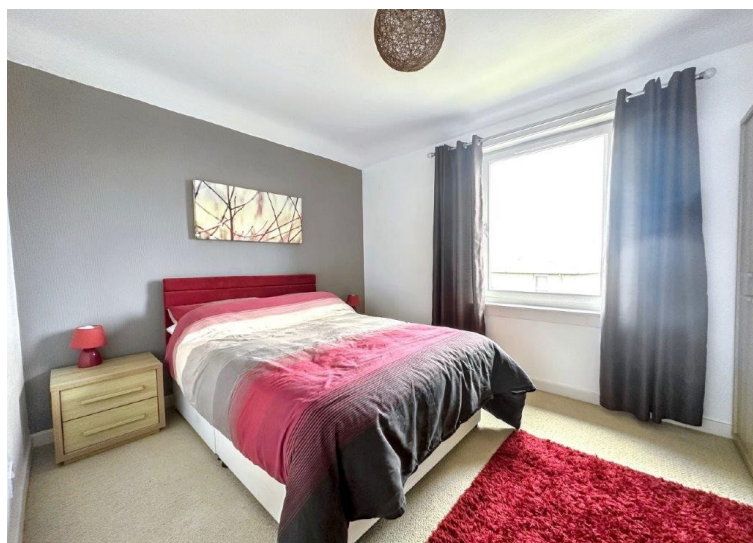
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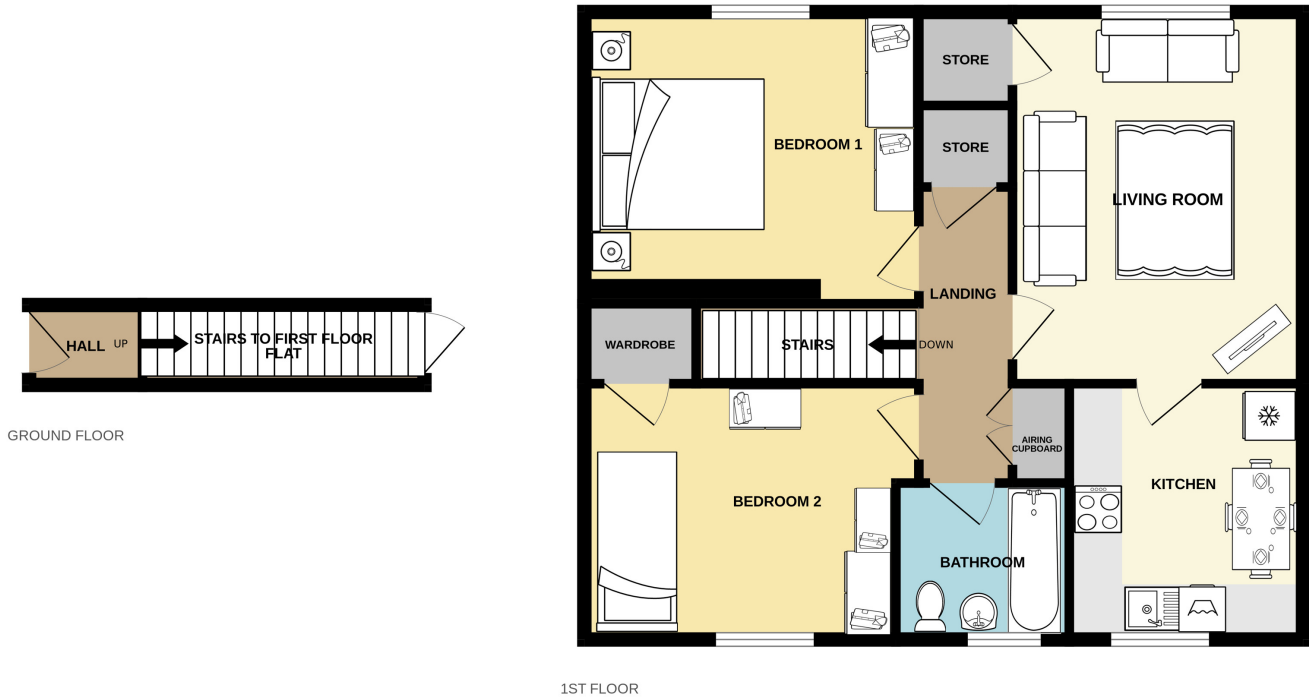
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FLOOR PLAN:



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:

- GROUND FLOOR ENTRANCE
- LIVING ROOM (4.43M X 3.41M)
- BREAKFASTING KITCHEN (3.23M X 2.81M)
- BEDROOM 1 (3.77M X 3.31M) at widest
- WALK-IN WARDROBE (1.42M X 0.88M)
- AIRING CUPBOARD (0.95M X 0.44M)
- LANDING (3.60M X 0.97M)
- BOILER STORE (1.01M X 0.97M)
- STORE (1.01M X 0.71M)
- BEDROOM 2 (3.81M X 2.84M) at widest
- BATHROOM (2.00M X 1.79M)

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