



16 Upper Burnmouth, Burnmouth, TD14 5SJ



Offers Around £165,000

- Semi-Detached House
- 3 Double Bedrooms
- Bathroom & Ample Storage
- Gas Heating & Double Glazing
- Living / Dining Room
- Kitchen & Ground Floor WC
- Covered Entrance & Outbuildings
- Gardens & Parking

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LOCATION:

Nestled on the dramatic Berwickshire coastline just south of Eyemouth, the picturesque village of Burnmouth offers a truly unique blend of natural beauty and peaceful rural living. Divided into Upper and Lower Burnmouth, the village cascades down a steep hill to a working harbour that still echoes its fishing heritage. The harbour itself, with its cluster of colourful boats and traditional cottages, creates a postcard-perfect setting, ideal for coastal walks, sea angling and observing local wildlife. The nearby Berwickshire Coastal Path provides panoramic sea views and scenic walking routes that attract visitors and locals alike. The larger town of Eyemouth, with its shops, restaurants, schools and community facilities is approx. 2 miles along the coast. Burnmouth enjoys good connectivity with easy access to the A1, providing direct access to Edinburgh in the north and Berwick upon Tweed and Newcastle to the south.

DESCRIPTION:

This semi-detached home spans three floors, offering flexible and spacious living in a picturesque coastal setting. The standout feature is the converted attic, now a master bedroom complete with roof lights that frame breathtaking sea views to the rear. The ground floor offers a generous living / dining room, enhanced by a wood-burning stove, perfect for cosy evenings. A neatly fitted kitchen and convenient WC complete the ground floor layout. To the side, a covered entrance with two outhouses offers exciting potential for conversion into additional living space (subject to the necessary permissions). Upstairs, you will find three spacious double bedrooms and a family bathroom across the upper two floors. The home also benefits from gas central heating, double glazing, and ample storage throughout.

EXTERNALLY:

The property benefits from off-street parking to the front and features garden grounds. A side access leads to the generous rear garden, which is predominantly laid to lawn. Offering a blank canvas, this outdoor space presents the perfect opportunity for buyers to design and create their own private haven.

SERVICES:

Mains Electric, 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



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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:

- COVERED ENTRANCE (3.10M X 1.50M)
- STORE 2 (3.19M X 1.68M)
- LIVING / DINING ROOM (5.95M X 3.06M)
- WC (1.53M X 0.90M) at widest
- BATHROOM (1.90M X 1.88M)
- BEDROOM 3 (3.87M X 2.98M) at widest
- BEDROOM 1 (4.89M X 4.13M) at widest
- STORE 1 (1.66M X 1.19M)
- HALLWAY (3.09M X 2.77M) at widest
- KITCHEN (2.77M X 2.67M)
- LANDING (L-SHAPED)
- BEDROOM 2 (3.96M X 2.83M) at widest
- SECOND FLOOR LANDING (2.02M X 0.86M)

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