



23A HIGH STREET, EYEMOUTH, TD14 5EY

- Town Centre Maisonette
- Living / Kitchen
- Gas Central Heating
- Small Shared Yard Area
- 2 Double Bedrooms
- Bathroom
- Outbuilding Storage
- Seaside Town Location

OFFERS AROUND £75,000

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MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
www.melroseporteous.co.uk

47 Market Square, Duns,
Berwickshire, TD11 3BX.
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LOCATION

The property is situated in the heart of the delightful seaside and fishing town of Eyemouth. The wide bay and sandy north-facing beach makes Eyemouth a seaside resort as well as a traditional working harbour is a short walk away. 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. Nearby are the picturesque villages of Coldingham and St Abbs popular with tourists, walkers, divers and other water sport enthusiasts. Eyemouth is located around five miles north of the English border and approx. eight miles from Berwick upon Tweed. Berwick upon Tweed offering extensive amenities including larger supermarkets, wide variety of shops, restaurant and also with a great range of recreational facilities. Berwick upon Tweed has excellent transport links. The Berwick 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

This 2-bedroom maisonette with its own entrance to the rear of the properties off the High Street. The property's main entrance is direct on the first floor with a living room / kitchen, double bedroom and storage to this level, then on the second floor there is a further bedroom with a dormer window looking out to the rear, a bathroom and another storage cupboard. The property already benefits from double glazing and gas central heating. The property although in need of some upgrading would make an ideal rental, first home or a holiday home as it is just a 'stone's throw' away from the beach with a glimpse of the sea from the living room.

ACCOMMODATION

ENTRANCE	(1.14M X 1.00M)
STORE	(1.93M X 0.73M)
INNER HALL	(2.50M X 1.03M)
LIVING ROOM / KITCHEN	
LIVING ROOM AREA	(5.25M X 2.92M)
KITCHEN AREA	(4.25M X 1.82M)
BEDROOM 1	(3.95M X 3.42M)
2ND FLOOR LANDING	
BEDROOM 2	(3.24M X 2.89M)
BATHROOM	(2.52M X 2.30M) at widest

EXTERNALLY

The property is access via a pedestrian lane from the street to a small shared yard area with access to an outbuilding for storage

SERVICES

Mains Electricity, Gas, Drainage and Water
EPC Rating: Band E
Council Tax: Band B

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

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.