

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**34 Gillsland,
Eyemouth, TD14
5JF**

Guide Price £290,000



****£10,000 below Home Report Value**** 34 Gillsland is an attractive detached bungalow located within a sought after area of Eyemouth, enjoying a lovely quiet setting in a development of similar style properties. The property provides easily managed accommodation on one level; perfect for those seeking a home to downsize to but would be equally suitable as a family home. The layout is comfortably proportioned in particular the living space which boasts two public rooms as well as a conservatory to the rear which provides a further addition to the living accommodation. Outside, there are gardens to the front, side and rear with a garage and drive providing ample private parking.



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Accommodation:

Vestibule
Entrance Hall
Lounge
Dining Room
Kitchen
Conservatory
Three Bedrooms
Shower Room

Gas central heating
Double Glazing

Well tended gardens surrounding the property
Garage
Drive



Location

Eyemouth is steeped in traditions of the sea, ideally suited for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve and coastal walks. The town centres around the harbour and beach, providing a popular tourist attraction and has local facilities including primary and secondary schools, an 18-hole golf course, swimming pool, sports centre and a variety of local shops for day to day needs. The town of Berwick Upon Tweed lies some nine miles to the south providing a range of supermarkets and larger shops and facilities. Eyemouth is within easy commuting distance of Edinburgh via the recently upgraded A1, whilst rail links to Edinburgh and Newcastle are within an hour on the main east coast rail line from Berwick Upon Tweed.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains water, drainage, and electricity. Double Glazing. Gas Central Heating.

EPC

C

Council Tax Band

E

Viewing

By appointment with the Selling Agent.

Entry

By mutual agreement.



**Interested in this property?
Call 01573 400399**

43 The Square,
Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area
119.5 sq m / 1286 sq ft

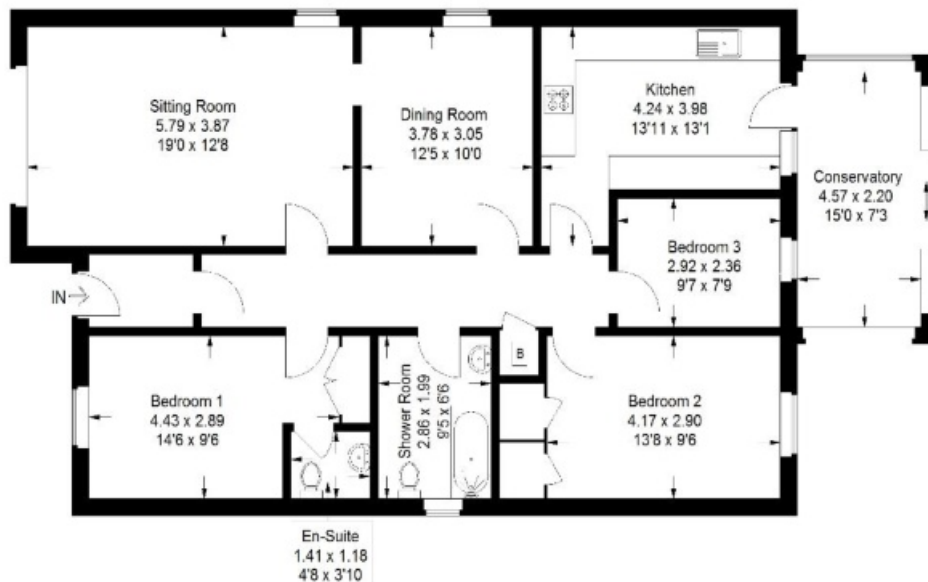


Illustration for identification purposes only, measurements are approximate,
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.