

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 47 Hurkur Crescent, Eyemouth

TD14 5AP

**Guide Price £145,000**



This charming four-bedroom property offers spacious and flexible living accommodation, perfect for families seeking a coastal lifestyle in the desirable town of Eyemouth. Enjoying a peaceful location in an established residential area, this home has been thoughtfully extended into the attic space, creating two further double bedrooms and a bathroom on the second floor, maximizing both space and comfort. The accommodation comprises: Vestibule/Utility Area, Hall, Lounge, Kitchen, Four Double Bedrooms, Bathroom and Shower Room. Externally, the property boasts a private garden to the rear and unrestricted on-street parking. This property presents a fantastic opportunity to acquire an extremely spacious family home in a great location and as such, early viewing is highly recommended.





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**GROUND FLOOR:**  
Vestibule/Utility Area

**FIRST FLOOR:**  
Hall  
Lounge  
Kitchen  
Two Double Bedrooms  
Shower Room

**SECOND FLOOR:**  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden





### Location

Nestled on the stunning Berwickshire coastline, Eyemouth is a vibrant fishing town offering a wonderful blend of seaside charm, rich history and modern amenities. The town boasts a picturesque harbour, beautiful sandy beach and breathtaking coastal walks, making it a haven for nature lovers and outdoor enthusiasts. Eyemouth has a good range of local shops, cafés, and restaurants, including fresh seafood straight from the harbour. There are excellent schools, leisure facilities, and community events, ensuring a welcoming and lively atmosphere. For commuters, the nearby A1 offers easy access to Edinburgh and Newcastle, while Berwick-upon-Tweed's mainline train station is just a short drive away. Whether you're looking for a peaceful coastal retreat or an active lifestyle by the sea, Eyemouth has something for everyone.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Gas central heating. Double glazing.

### EPC

C

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



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

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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  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



## 47 Hurkur Crescent, Eyemouth, TD14 5AP

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171610)

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.