



11 High Street
Eyemouth, TD14 5QP

£660 Per Month



2 bed



1 public



1 bath



Modern two bedroom ground floor flat situated in the heart of Ayton providing easy access to local schools, shops, and leisure facilities.

Open Plan Lounge, Kitchen & Dining Area. Bathroom, Single Bedroom / Home Office & Double Bedroom

Landlord Registration Application No. BOR-1661964-25

EPC - Band C

LARN2504002



Located in the heart of the charming village of Ayton, 11 High Street offers a beautifully presented and generously proportioned two-bedroom ground floor flat with its own private outdoor space. Ideally positioned close to local schools, healthcare facilities, and everyday amenities, this inviting home combines comfort, convenience, and a welcoming sense of community all on the doorstep.

LOCATION

Ayton is a charming and traditional Borders village, known for its welcoming community and excellent local amenities. Families are particularly well served, with a highly regarded primary school within the village and Eyemouth High School just a short distance away. Adding to its distinctive character, the striking red sandstone Ayton Castle stands proudly within immaculate grounds, open to visitors during the summer months. For those who enjoy community life, the local pub and bowling club offer friendly settings for socialising and relaxation. Perfectly positioned for modern living, Ayton benefits from superb transport connections, with easy access to the A1 and nearby Reston train station providing convenient links to Edinburgh and Newcastle. Regular bus services also connect the village to Eyemouth, Duns, and Berwick-upon-Tweed—with its mainline railway station—ensuring excellent connectivity throughout the region.

ACCOMMODATION SUMMARY

Open Plan Lounge, Kitchen & Dining Area. Bathroom, Single Bedroom / Home Office & Double Bedroo, open

ACCOMMODATION

This charming home boasts a popular open-plan layout, with the main living area providing direct access to the bedrooms and bathroom. Extending from the lounge is a dining area and a stylish kitchen, fitted with sleek high gloss white wall and base units, tiled splashbacks, and space for a washer/dryer. A front-facing window offers pleasant views over the village, while a standout feature of the kitchen is the bespoke dining table, chairs, and bench seating—perfectly positioned for relaxed casual dining or entertaining family and friends.

To the rear of the property, the large, bright, and airy double bedroom overlooks the courtyard and offers versatile space, with ample sockets and configuration options to suit individual needs. The second bedroom is currently a single, but could alternatively serve as a modern home office.

The spacious bathroom completes the accommodation and is fitted with a contemporary three-piece white suite, including a shower over the bath, combining practicality with modern style.

EXTERNAL

The property also benefits from its own allocated outdoor space to the rear, set within a shared courtyard. Tenants will have full use of a private shed, providing convenient additional storage. To the front, the property offers valuable off-street parking for one vehicle.

COUNCIL TAX

Band A

ENERGY PERFORMANCE

Rating C

LANDLORD REGISTRATION NUMBER

BOR-1661964-25

SERVICES

Mains Water, Gas, Electricity & Drainage

ADDITIONAL INFORMATION

The rent for this property is £660 per calendar month, in addition to Council Tax & Utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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