



16 Upper Burnmouth, Burnmouth, TD14 5SJ



Offers Over £155,000

- Semi-Detached House
- 3 Double Bedrooms
- Bathroom & Ample Storage
- Gas Heating & Wood-Burning Stove
- Gated Parking to the Front
- Living / Dining Room
- Kitchen & Ground Floor WC
- Covered Entrance & Outbuildings
- Double Glazed Windows & Doors
- Rear Garden

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



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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:

Set within the charming coastal village of Burnmouth on Scotland's beautiful east coast, this deceptively spacious semi-detached home is arranged over three floors and offers a wonderful blend of comfort and flexibility. A true highlight of the property is the thoughtfully converted attic, now serving as a superb master bedroom. Flooded with natural light from well-positioned roof lights, this tranquil retreat enjoys captivating sea views to the rear, with an ever-changing coastal backdrop to wake up to each day. The ground floor provides a welcoming and versatile living / dining space, centred around a cosy wood-burning stove, perfect for relaxing evenings in. A neatly appointed kitchen sits just off this area, while a convenient WC adds practicality to the layout. To the side of the property, a covered entrance leads to two useful outhouses, presenting exciting potential for further development or conversion into additional living accommodation, subject to the appropriate permissions. Across the upper floors, the home continues to impress with three well-proportioned double bedrooms and a family bathroom, offering ample space for families or those seeking room to grow. Further benefits include gas central heating, double glazing and generous storage throughout. Viewing is highly recommended to appreciate the space and potential.

### 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.



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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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#### 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  
they are satisfied with our findings.



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your property and provide you with an accurate price.  
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