



84 Albert Road
Eyemouth, TD14 5EW

£650 Per Month



Positioned in the popular harbour town of Eyemouth, and benefiting from its own outdoor patio space, this 2 storey townhouse is a stroll to the beach, and a stones throw away from all shops, cafes and local amenities.

Accommodation - Lounge, Kitchen, Utility Room, Shower Room and Double Bedroom

Landlord Registration No. 516308/355/22012 &

516309/355/22012

EPC - Band D

LARN2504002



Positioned in the popular harbour town of Eyemouth, and benefiting from its own outdoor patio space, this freshly decorated 2 storey townhouse is a short stroll to the beach, and a stones throw away from all shops, cafes and local amenities.

LOCATION

Eyemouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction, while the local area is also admired by sub-aqua divers and walkers. Local facilities, all within easy walking distance include primary and modern secondary schools, health centre, 18-hole golf course, swimming pool and sports centre. Eyemouth is ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve, while the surrounding countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 2 miles of the town giving quick and easy access to Edinburgh and Newcastle, while the historic town of Berwick upon Tweed lies some nine miles to the south providing a wide range of supermarkets, larger shops, sporting and entertainment facilities.

ACCOMMODATION SUMMARY

Lounge, Kitchen, Utility Room, Shower Room and Double Bedroom

ACCOMMODATION

The ground floor hosts the double bedroom; a really good sized room with a window to the front overlooking the sunny patio with ample space for large bedroom furniture to suit. Next door is the extremely useful utility/laundry room; fitted with base units, a sink and space for a washing machine and tumble drier. The modern newly fitted shower room is well appointed with a white suite, wet wall panelling and frosted modesty window.

A turned staircase leads to the first-floor landing, where a rear-facing window offers partial sea views. A large walk in cupboard lies off the landing giving good additional storage. The modern kitchen provides a good range of units including a breakfast bar and with a sunny aspect to the front of the property along with space for additional appliances. Overlooking the front of the property, the lounge is a particularly bright room which enjoys good proportions with a front facing window, fireplace with electric fire and ample space for a dining area.

EXTERNAL

Steps lead down from street level into a sunny patio area to the front of the property. Catching the sun for most of the day, this is a lovely seating area with ample room for outside dining and additional leisure space.

COUNCIL TAX

Band A

ENERGY PERFORMANCE CERTIFICATE

Rating D

LANDLORD REGISTRATION NUMBER

516308/355/22012 & 516309/355/22012

SERVICES

Mains Water, Electricity, Double Glazing and Gas Central Heating

ADDITIONAL INFORMATION

Rent £650 per calendar month, plus council tax & utilities. A deposit of £975 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.

Please note completing an application form does not guarantee a viewing.

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