HASTINGS LEGAL







58B Albert Road
Eyemouth, TD14 5EN

PROPERTY & LEGAL

1 bed

1 public

1 bath

An impressively modernised ground floor apartment with successful letting history, in a convenient central location





Set in the heart of Eyemouth, this impressive ground floor apartment benefits from easy access to everyday amenities as well as the town's much-loved seaside attractions.

Smartly upgraded and modernised throughout, the property offers stylish, ready-to-move-into accommodation.

Currently trading as a successful holiday let with it's own website and social media that could be handed onto any new owner. The apartment presents an excellent opportunity for those looking to continue operating the property in a similar commercial capacity, with the established business available to take over.

Equally, the location and nature of the property make it an ideal choice for a first-time buyer or those looking to downsize and enjoy the convenience of ground floor living.

The fixtures and fittings are of an excellent quality throughout, complemented by modern, contemporary décor that enhances the bright and welcoming feel of the accommodation. The layout works particularly well, with the open-plan living room and kitchen creating a sociable hub. The spacious double bedroom leads through to a beautifully appointed shower room, complete with a large walk-in shower cubicle.

LOCATION

Eyemouth is a thriving coastal town with a rich maritime history. Focussed around the working harbour, beach and promenade, the local scenery is impressive with a wealth of coastal activities to enjoy in the area:

• Amenities: The town boasts a super range of every day facilities including a co-op, health centre, pharmacy, 18-hole golf course, swimming pool and sports centre plus a fantastic range of independent shops and eateries not to mention Gunsgreen House – a museum dedicated to the towns historic smuggling trade.
• Schooling: There is both a primary school and secondary school within the town as well as Early Years settings.
• Population: Approximately 3700
• Transport Connections: Lying approximately fifty miles from Edinburgh, and just two miles off the A1 which affords easy connections to the North & South. Local East Coast Rail connections are available at Reston (6 miles) and Berwick Upon Tweed (8 miles)

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HIGHLIGHTS

• Very smartly modernised
• Running as a successful Airbnb
• Ideal First time purchase or downsize
• Open plan kitchen/living room
• Easy access to local amenities and attractions

ACCOMMODATION SUMMARY

Open plan living room and kitchen, double bedroom and shower room

SERVICES

Mains water, electricity and drainage. Electric heating. Double glazing.

COUNCIL TAX

Not currently banded for residential council tax due to being run as a commercial Airbnb. Previous to its use as an Airbnb the property was Band A

ENERGY EFFICIENCY

Rating E

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £95,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.