

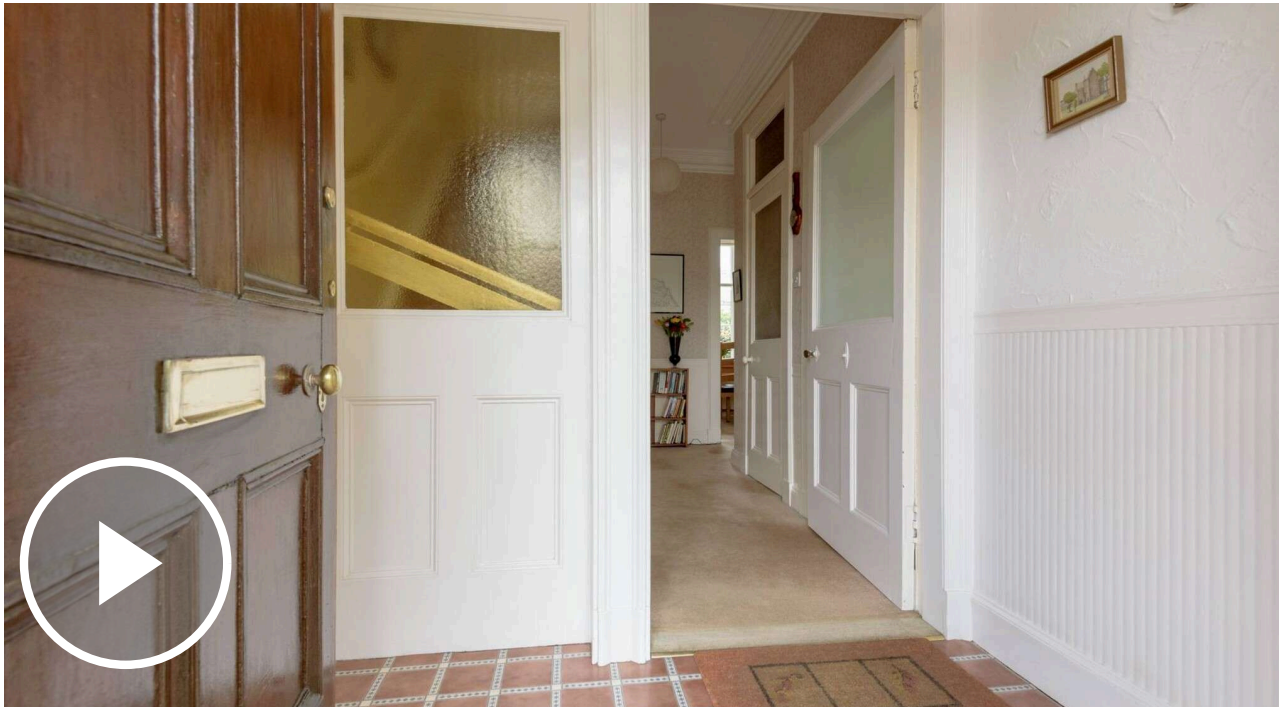


Springbank, Victoria Road

EYEMOUTH, TD14 5JD

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in the charming Scottish Borders town of Eyemouth, this well-presented and rarely available four-bedroom semi-detached stone built Victorian home offers flexible family accommodation arranged over two levels along with private gardens and off-street parking.

A south-east-facing gated front garden nestled behind manicured hedging leads to the entrance, where a welcoming vestibule opens into a bright and inviting carpeted hallway. To the front of the property, the elegant sitting room enjoys a sunny south-east-facing aspect. Tastefully decorated in calming tones and finished with soft carpeting, the room is centred around a gas-flame fireplace set within an attractive

mantle, creating a warm and relaxing atmosphere. Along the hallway, a convenient lift enhances accessibility to the first floor before you arrive at the dining room. Overlooking the rear garden and benefiting from a west-facing position, this versatile space is ideal for formal entertaining and everyday dining.

The breakfasting kitchen is equally spacious and practical, fitted with classic white wall and floor units complemented by wood-effect worktops and a tiled splashback. With direct access to the rear garden and ample room for freestanding appliances, it offers excellent potential for modern family living.





The ground floor also hosts two further rooms. One to the rear currently used as a snug, but also suitable as a bedroom, and a utility workshop, which could also be transformed into a bedroom. A shower room completes the ground floor.

Upstairs, there are four bedrooms, including a bright and spacious principal double bedroom enjoying a south-east-facing outlook. A family bathroom and separate WC complete the accommodation.

Externally the beautifully presented rear garden with its meticulously kept lawn, flowering borders and vegetable beds is a wonderful alfresco escape. There is a useful shed. Parking is provided for by a detached garage at the rear of the property.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, free-standing cooker, fridge-freezer and washing machine will be included in the sale.





PROPERTY FEATURES

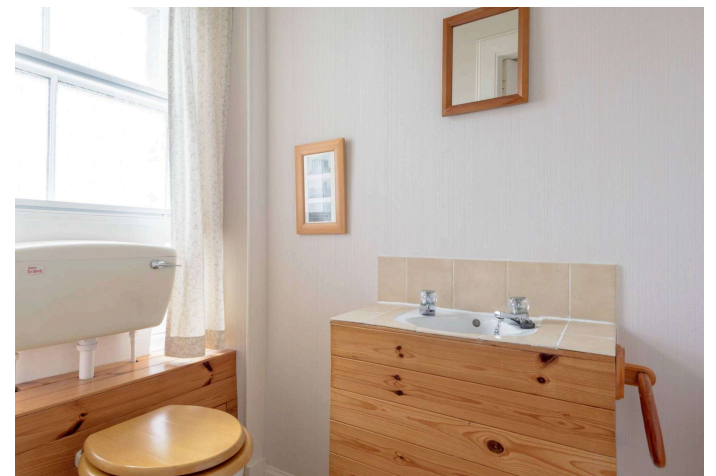
- Four-bedroom semi-detached Victorian home
- South-east-facing sitting room
- Versatile dining room
- Large breakfasting kitchen
- WC, shower room, and family bathroom
- 4 bedrooms
- Snug (further bedroom)
- Utility room/Workshop (further bedroom)
- Mature front and rear gardens
- Detached garage
- Double glazing
- Gas central heating
- Conservation area
- EPC - D
- Council tax band - E

EYEMOUTH

Eyemouth is a tranquil and historic seaside town in the Scottish Borders renowned for its beach, promenade, and traditional working harbour.

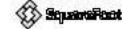
Eight miles from Berwick-upon-Tweed, the town features an array of amenities including cafes, shops, pubs as well as an 18-hole golf club, doctors, and local primary and secondary schooling. Residents also benefit from access to the local leisure centre complete with a swimming pool and fitness centre.

Berwick-upon-Tweed has a train station on the East Coast Main Line with direct services to London, Edinburgh and Newcastle. Eyemouth is just two miles from the A1.





Springbank,
Victoria Road,
Eyemouth,
Scottish Borders, TD14 5JD



Approx. Gross Internal Area
1647 Sq Ft - 153.01 Sq M
Garage & Stores
Approx. Gross Internal Area
279 Sq Ft - 25.92 Sq M
For identification only. Not to scale.
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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
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