



## 15 Lower Burnmouth

Burnmouth, Eyemouth, TD14 5SP

Offers Over £230,000

Nestled in the picturesque coastal village of Burnmouth, this beautifully designed two-bedroom mid-terrace home enjoys uninterrupted views over the harbour and dramatic Berwickshire coastline. Part of a unique B-listed seafront terrace, No. 15 blends timeless architectural charm with practical modern living across three well-planned levels.

The upper floor offers two generous double bedrooms and a family bathroom, while the main living level boasts an open-plan lounge, kitchen, and dining area flooded with natural light and framed by expansive sea views. A balcony to the front is perfect for taking in the sunrise or watching boats come into the harbour.

A converted attic with Velux windows offers flexible space for home working or additional storage. The lower ground floor includes a large garage/workshop and utility area, with access to a terraced rear garden.

With its sought-after coastal setting, stylish interiors, and strong architectural heritage, this is a rare opportunity to own a truly special home on the Scottish Borders.



## Entrance Hall

3' x 9'8 (0.91m x 2.95m)

Partially glazed entrance door giving access to the hall which has a triple window at the rear, a built-in shelved recess and a cloaks hanging area. Stairs to the second floor landing.

## Lounge

20'2 x 10'3 (6.15m x 3.12m)

A good sized reception room with a triple window to the rear and double patio doors giving access onto a balcony, with stunning open views of the sea and surrounding coastline. Electric panel heater and a doorway to the kitchen.

## Kitchen/Breakfast Room

14'5 x 7'4 (4.39m x 2.24m)

Fitted with a superb range of cream wall and floor kitchen units with ample worktop surfaces with a tiled splashback. Stainless steel sink with a mixer tap and a built-in drainer, integrated fridge and dish washing machine. Built-in wine cooler, eye level oven and a four ring ceramic hob. Double and single window to the front with superb sea views.

## Second Floor Landing

5' x 6'3 (1.52m x 1.91m)

Access to the loft with a pull down ladder.

## Shower Room

5'4 x 6'2 (1.63m x 1.88m)

Double window to the front with sea views, the bathroom is fitted with a quality white three-piece suite which includes a corner shower cubicle with an electric shower, a wash hand basin with a vanity unit below and drawers to the side and a low-level toilet. Heated towel rail and a fitted mirror.

## Bedroom 1

9'5 x 10'9 (2.87m x 3.28m)

A double bedroom with a triple window to the front with stunning open sea views. Electric panel heater.

## Bedroom 2

8'2 x 15' (2.49m x 4.57m)

Another double bedroom with a triple window to the rear and built-in wardrobes on one wall with extra cupboard space above. Built-in the shelving at the side of the wardrobe incorporating a double storage cupboard.

## Floored Loft

10'1 x 18' (3.07m x 5.49m)

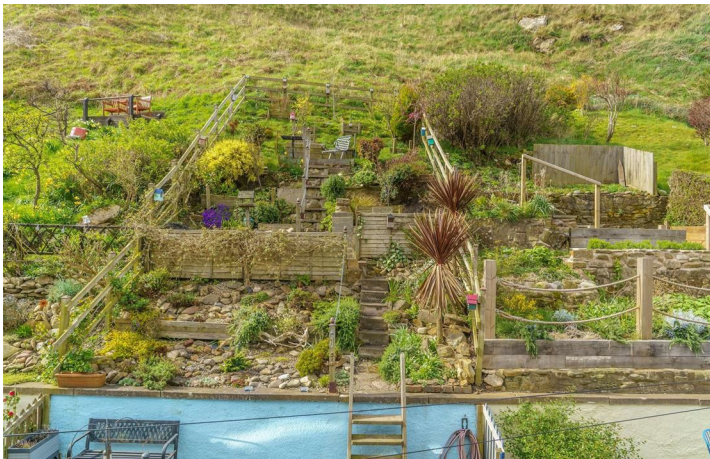
This area has been used as an office by the current owner, however, it offers excellent storage. Two velux windows at the rear, built-in storage into the eaves and lighting and power connected.

## Double Garage

17'1 x 18'3 (5.21m x 5.56m)

Double doors giving access at the front the garage, which has plumbing for automatic washing machine and space for a tumble dryer. Stainless steel sink and drainer with a double cupboard below, lighting and power connected.









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