



52 Queens Road

Offers Over £165,000

Eyemouth, TD14 5DS



A Perfect Family Home Having Been Successfully Extended To The Side, And Boasting An Elevated Position With Rooftop Views Towards The Harbour And Beach

Entrance Hall, Lounge Open Plan To Kitchen, Rear Hall, Bedroom Three/Living Room, Two Further Double Bedrooms And Shower Room



Set in an elevated position within this popular residential area, 52 Queens Road boasts superb rooftop views over the town taking in the harbour, promenade and coastline around Eyemouth.

Having been successfully extended this property presents an ideal opportunity for those seeking a family home in the town, with the benefit of a nicely sized and particularly private rear garden.

Currently utilised as a three bedroom family home, the extension created great flexibility with the option of either a downstairs bedroom or additional sitting room if preferred, complete with a log burning stove and French doors leading directly to the garden. The principal living areas enjoy a sociable open plan layout incorporating a lovely lounge to the front with open coal fire, and a well appointed kitchen towards the rear with good storage and rear hall accessing the gardens

On the upper floor there are two sizeable bedrooms, with the room to the front capitalising on those views, as well as a recently upgraded contemporary shower room.

The family friendly space continues outdoors, with a fully enclosed garden extending to the rear. Nicely presented with sections of lawn and well placed seating areas, these outdoors areas are both private and secure. A further area of garden extends to the front with access steps from street level.

## 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) What3words ///longingly.rotation.safest

## HIGHLIGHTS

- Elevated views towards the sea
- Successful side extension
- Open plan living
- Spacious bedrooms
- Log burner and open coal fire
- Private garden

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge open plan to Kitchen, Rear Hall, Bedroom Three/ Living Room, Two Further Double Bedrooms and Shower Room

## SERVICES

Mains services. Double glazing. Gas central heating

## COUNCIL TAX

Bans B

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £165,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto: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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.