



10 Home Street, Eyemouth, TD14 5EZ



Offers Over £99,950

- Ground Floor Flat
- Living / Dining Room
- Double Glazing
- Shared Attic Storage
- Seaside Town Location
- 2 Double Bedrooms
- Kitchen & Bathroom
- Gas Central Heating
- Shared Rear Patio Garden
- Immaculately Presented

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



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#### LOCATION:

The property lies in the heart of the seaside and fishing town of Eyemouth. The wide bay and sandy, north-facing beach make Eyemouth both a traditional working harbour and a popular seaside resort. The town has an exciting future, with waterfront regeneration underway on Harbour Road and the establishment of an operations and maintenance base for an offshore wind farm located further north. Eyemouth offers a wide range of local amenities, including pubs, shops, cafes, a golf club, doctors, a dentist, a primary school and a modern secondary school, as well as museums and traditional craft shops. The town is situated approximately eight miles from Berwick-upon-Tweed, which provides extensive amenities including larger supermarkets, a wide variety of shops, restaurants, and excellent recreational facilities. Berwick-upon-Tweed also boasts superb transport links: the train station lies on the East Coast Main Line, with direct services to London in under four hours and to Edinburgh or Newcastle in under an hour.

#### DESCRIPTION:

This well-appointed two-bedroom ground floor flat has been thoughtfully renovated and meticulously maintained by its current owners, offering stylish and comfortable living in walk-in condition. The property boasts two double bedrooms and a well-equipped bathroom featuring both a bath and separate shower, perfect for modern lifestyles. Comfort is assured year-round with gas central heating via a combi boiler and double glazing throughout. At the heart of the home is a bright and spacious living/dining room, complete with attractive timber floorboards and a charming fireplace, creating a warm and inviting space to relax or entertain. This leads through to a beautifully appointed kitchen featuring a Belfast sink, a mix of fitted units and freestanding storage adding plenty of character. Ideally located within walking distance of local shops and the beach, this flat offers the perfect balance of convenience and coastal living. Early viewing is highly recommended.

#### EXTERNALLY:

The property is accessed direct from the pavement in Home Street with a rear door which gives access to the enclosed patio garden and the attic storage space both shared with the flat above.

#### SERVICES:

Mains Electric, Gas, Water & Drainage.



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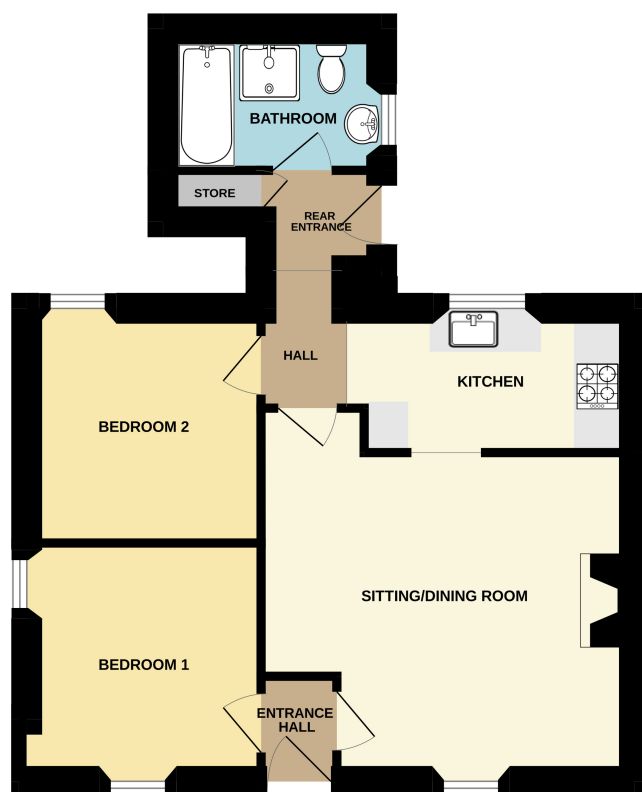
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FLOOR PLAN:

GROUND FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- ENTRANCE HALL (1.43M X 0.99M)
- LIVING / DINING ROOM (4.84M X 4.26M) at widest
- REAR HALLWAY (L-SHAPED)
- CUPBOARD (1.12M X 1.81M)
- BEDROOM 1 (3.21M X 2.75M) not including wardrobe
- KITCHEN (3.72M X 1.86M)
- BEDROOM 2 (2.98M X 2.72M)
- BATHROOM (2.83M X 1.81M)

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents  
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,  
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest  
may be advised of any closing date fixed for offers. These particulars are for guidance only. All  
measurements were taken by a laser tape measure and may be subject to small discrepancies.  
Although a high level of care has been taken to ensure these details are correct, no guarantees  
are given to the accuracy of the above information. While the information is believed to be  
correct and accurate any potential purchaser must review the details themselves to ensure  
they are satisfied with our findings.



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your property and provide you with an accurate price.  
You can find more information on our website.