HASTINGS LEGAL







41 Albert Road, Eyemouth, TD14

Offers over £120,000

PROPERTY & LEGAL

2 bed | 1 public | 1 bath

Council Tax B

EPC : E (40)

HIGHLIGHTS

- Ground level seaside home
- Recently renovated interiors
- Sea and harbour views
- Off street parking
- Sun trap patio





41 Albert Road lies just a stones throw from the beach and working harbour, to provide an enviable home by the sea.

Forming part of a traditional period building within the old town, this ground floor villa offers modern, low maintenance living, ideal as a main residence or a rental investment with excellent rental potential both as a holiday let or on a longer term basis.

The interiors have been recently renovated and upgraded including the stylish new kitchen and tasteful decor throughout.

Unusually for a property in this location there is also the benefit of shared access to an area of off street parking at the rear, in addition to a useful external store and elevated private patio to the front which catches the sun for most of the day and boasts outlooks towards the harbour entrance.

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)

Accommodation Summary
Lounge with Dining Area, Kitchen, Two Bedrooms, Shower Room and Store Room.

Services
Mains water, electricty and drainage. Double Glazing. Electric Heating. It is understood that there is a mains gas connection to the front of the building

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 £120,000 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.