

Approximate total area[®]
886 ft²

Reduced headroom
42 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



6 Gunsgreenhill Cottage
Eyemouth, TD14 5SF

DESCRIPTION

Nestled in the heart of Eyemouth, this charming three bedroom cottage effortlessly blends traditional character with exciting potential. Retaining a wealth of original features, the property offers a rare opportunity to enjoy authentic cottage living while creating a home tailored to your own style.

Internally, the property boasts generous and flexible accommodation across two levels. The bright and spacious lounge provides a warm and inviting setting, complete with a feature fireplace and cosy ambience, perfect for relaxing or entertaining. The rustic kitchen adds to the home's charm, offering a functional space with scope for modernisation.

Upstairs, two well proportioned bedrooms provide comfortable accommodation, all benefiting from natural light and versatility for family living, guest rooms, or home working. The property is further enhanced by two bathrooms, adding convenience.

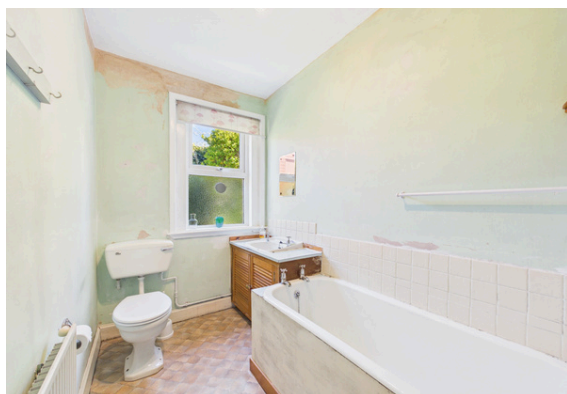
Externally, the home enjoys a private and secluded rear garden, ideal for outdoor dining, gardening, or simply unwinding in a peaceful setting. The attractive stone-built exterior and cottage-style frontage further enhance the property's kerb appeal.

Situated in a sought-after yet peaceful location, the property is within easy reach of Eyemouth's local amenities, picturesque harbour, and coastal walks, making it an ideal permanent residence, holiday home, or investment opportunity.

The property comprises:

- Spacious and bright lounge with feature fireplace
- Charming rustic kitchen with excellent potential
- Three well-proportioned bedrooms
- Two bathrooms
- Excellent storage throughout
- Private and secluded rear garden
- Traditional stone-built cottage with original features

Contact Gibson Estate Agents at 0131 297 3177 to arrange your viewing today.



Location

Eyemouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction, while the local area is also admired by sub-aqua divers and walkers. Local facilities, all within easy walking distance include primary and modern secondary schools, health centre, 18-hole golf course, swimming pool and sports centre. Eyemouth is ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve, while the surrounding countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 2 miles of the town giving quick and easy access to Edinburgh and Newcastle, while the historic town of Berwick upon Tweed lies some nine miles to the south.

