



## TIREE, 11 GUNSGREEN PARK, EYEMOUTH, TD14 5LH

- Detached Bungalow
- Spacious Lounge
- Garage & Parking
- Mature Gardens
- 3 Bedroom (1 En-suite)
- Dining R'm & Garden R'm
- Bright Dining Kitchen
- Utility Room & Alarm System

**OFFERS OVER £265,000**

**M  
&  
P**

**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
[www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)

47 Market Square, Duns,  
Berwickshire, TD11 3BX.  
Tel: 01361 882752  
Fax: 01361 883136  
LP-1 Duns

1 Manse Road, Eyemouth,  
Berwickshire, TD14 5JE  
Tel: 01890 751557  
Fax: 01890 751227  
LP-2 Eyemouth



## LOCATION

The property is situated on the outskirts of the delightful seaside and fishing town of Eyemouth. The wide bay and sandy north-facing beach makes Eyemouth a seaside resort as well as a traditional working harbour. The town offers a wide range of local amenities including pubs, shops, cafes, golf club, doctors, dentist and a primary and a modern secondary school as well as museums and traditional crafts. Nearby are the picturesque villages of Coldingham and St Abbs popular with tourists, walkers, divers and other water sport enthusiasts.

Eyemouth is located around five miles north of the English border and approx. eight miles from Berwick upon Tweed.

Berwick upon Tweed offering extensive amenities including larger supermarkets, wide variety of shops, restaurant and also with a great range of recreational facilities. Berwick upon Tweed has excellent transport links. The Berwick train station sits on the East Coast line with trains typically going from Berwick to London in under 4 hours and Berwick to Edinburgh or Newcastle in under 1 Hour.

## DESCRIPTION

A unique and individually designed bungalow set on a double plot, on a small private estate on the outskirts of Eyemouth. This 3-bedroom bungalow sits in an elevated position and offers spacious and flexible living accommodation. A bungalow with an 'H' shaped design that provides a private shielded entrance area and is cleverly designed with the everyday living accommodation to the front enjoying the best of the views over the rooftops with corner windows in the lounge and the dining kitchen. The property has a spacious lounge; and the middle dining room with a garden / sun room that create a private courtyard with doors leading out from both, perfect for summer alfresco dining. The rear wing of the bungalow provides bedroom accommodation with three double bedrooms away from the road, with the master bedroom having an en-suite shower room and fitted wardrobes. The property also benefits from gas central heating, double glazing, utility room, ample storage, alarm system, family bathroom and views over the rooftops to the front so feels very private. Viewing is highly recommended to appreciate the bright spacious rooms and the design of this bungalow.

## ACCOMMODATION

ENTRANCE HALL	(6.25M X 1.85M) at widest
DINING KITCHEN	(5.49M X 3.92M)
UTILITY ROOM	(2.60M X 1.76M) including cupboard
LOUNGE	(5.49M X 4.95M)
GARDEN /SUN ROOM	(3.36M X 2.99M)
DINING ROOM	(3.95M X 3.95MM)
MASTER BEDROOM	(3.94M X 3.56M)
WARDROBE AREA	(1.75M X 1.55M)
EN-SUITE SHOWER ROOM	(2.25M X 1.75M)
BEDROOM 3	(3.58M X 2.85M)
BATHROOM	(2.85M X 2.23M)
BEDROOM 2	(3.95M X 3.45M)

ADJOINING GARAGE (5.78M X 3.24M)

## EXTERNALLY

An elevated site looking over the small Gunsreen Park development, the grassy banking that is the open front garden rises up the property with a block paved drive / parking / turning area to the left had side of the house leading to the garage and the main entrances. The rear garden is laid to lawn with planted areas and backs onto fields. The side garden is predominantly laid to lawn with many mature ericaceous plants and a beech hedge in line with the front of the house maintaining further privacy from the front open garden. The courtyard is paved with a strategically placed trellis to allow the sun to flow through but still maintain a certain amount of privacy. Again, a well thought out garden encompassing this delightful bungalow.

## SERVICES

Mains Electricity and Water  
Gas fired central heating.  
Council Tax: Band F  
EPC: Band C

## VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

## SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

**Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 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 sonic 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.