



OTAGO, THE AVENUE, EYEMOUTH, TD14 5EA

- Detached Family House
- 4 Bedrooms
- 2 Further Reception Rooms
- Gardens, Parking & Workshop
- Kitchen/Diner/Family Room
- Bathroom & Shower Room
- Gas Central Heating & Stove
- Modern Quality Fittings

OFFERS OVER £320,000



MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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

This unique and transformed, former Victorian factory manager's house, nestled between Brown's Banks and The Avenue, offers substantial contemporary living accommodation. The property has been greatly enhanced by its present owners with an extension to form the ground floor guest bedroom and bathroom suite and major alterations to create a bright spacious open-plan kitchen/dining/family room, a real hub of everyday family living. This modern room has a sleek designed kitchen along one wall, dining area with modern lighting then sitting area with wood-burning stove, apex roof with Velux rooflights and patio doors with large windows to each side out into the enclosed private garden making the best of the evening sun. This 4-bedroom property also benefits from double glazing, modern bathroom on ground floor, modern shower room on first floor, utility room, 2 further reception rooms, gas central heating, fitted wardrobes to master bedroom and modern LED lighting throughout. Viewing is highly recommended to appreciate the standard and quality the current owners have achieved in renovating and extending this family home.

ACCOMMODATION

ENTRANCE HALL	(3.42M X 1.78M)
LOUNGE	(4.73M X 4.47M)
LIVING ROOM	(4.78M X 3.63M)
KITCHEN / DINER / FAMILY ROOM	(6.27M X 5.86M)
UTILITY ROOM	(2.23M X 1.67M)
INNER HALL	(3.19M X 1.05M)
BOILER CUPBOARD	(1.07M X 0.97M)
BATHROOM	(2.49M X 1.68M)
GUEST BEDROOM	(3.67M X 3.41M)
LANDING	(3.02M X 1.09M)
MASTER BEDROOM	(4.90M X 4.50M) including wardrobes
SHOWER ROOM	(1.79M X 1.76M)
BEDROOM 2	(3.65M X 2.96M) at widest
BEDROOM 3	(3.61M X 1.87M)

EXTERNALLY

To the front of the property there is a walled garden with sweeping private drive from The Avenue to the house, the garden is predominately laid to lawn with raised gravelled beds making the garden relatively low maintenance. To the side of the property there is a large workshop and store and the rear is area is paved with a drying area.

SERVICES

Mains Electricity and Water
Gas fired central heating.
Council Tax: Band E
EPC: Band D

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.