



## 17 GUNSGREEN CRESCENT, EYEMOUTH, TD14 5DW

- Semi-Detached House
- Spacious Lounge
- Modern Bathroom
- Renovated throughout
- 3 Double Bedrooms
- Kitchen & Side Porch
- Neutral Decor
- Gardens to front & rear

**OFFERS OVER £130,000**

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

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LP-1 Duns

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#### LOCATION

The property is situated on the south side of the River Eye 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 truly immaculate semi-detached house which has been renovated to a high standard and well-maintained throughout by its present owners. The property is in walk-in condition with quality fixtures and fittings, some of which include engineered oak flooring in entrance areas and lounge, neat recessed lighting, gas central heating, Upvc double glazing as well as a modern bathroom and modern fitted kitchen with ample storage, sparkle worktops, 5-burner hob, extractor and electric oven. This immaculately present house has 3 double bedrooms and well-proportioned bright spacious rooms. The current owners have also built on a handy side porch leading out to the rear garden from the kitchen and the property has external clad render. Viewing is highly recommended to appreciate this family home with its neutral décor and spacious living accommodation.

#### ACCOMMODATION

VESTIBULE	(2.30M X 0.90M) including cloak cupb'd
HALL	(2.03M X 3.51M) including stairs
LOUNGE	(5.20M X 3.57M)
KITCHEN	(5.18M X 2.16M)
SIDE PORCH	(1.79M X 1.18M)
BATHROOM	(2.00M X 1.64M)
LANDING ('L' shaped)	
MASTER BEDROOM	(4.48M X 2.59M)
BEDROOM 2	(3.59M X 3.38M)
BEDROOM 3	(3.87M X 2.65M)

#### EXTERNALLY

The property is set in an elevated position with a tiered low maintenance front garden which is mainly laid to gravel. The rear enclosed garden is also low maintenance with a patio area and gravel. In the top corner there is a garden shed with electric and in the other a timber Wendy house.

#### SERVICES

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

