



4 SEAFIELD, EYEMOUTH, TD14 5AQ

- Semi-Detached House
- 3 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Living Room
- Breakfasting Kitchen
- Bathroom
- Gardens & Parking

OFFERS AROUND £120,000

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MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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47 Market Square, Duns,
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LOCATION

The property is situated on the north side of the River Eye in 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 well-maintained semi-detached house set in an extremely popular area of Eyemouth. This 3-bedroom family house already benefits from gas central heating and double glazing, however, would benefit from some further updating. The property also offers potential and scope to alter / extend (subject to relevant permissions) with several similar properties nearby which have been extended. The rooms are well-proportioned with all the 3 bedrooms being doubles. Viewing is highly recommended to appreciate this family home.

ACCOMMODATION

HALL	(3.08M X 1.96M)
BATHROOM	(2.61M X 1.47M)
LIVING ROOM	(4.65M X 4.35M)
KITCHEN	(4.03M X 2.60M)
LANDING	('L' SHAPED)
BEDROOM 1	(4.46M X 3.38M)
BEDROOM 2	(3.36M X 3.25M)
BEDROOM 3	(3.16M X 2.37M)
WALK-IN CUPBOARD	(1.43M X 0.94M)

EXTERNALLY

To the side there is a block paved parking area with access to the main entrance door. There is a garden to the front which is predominately laid to lawn with planted areas and a picket fence and hedge boundary. The rear enclosed garden has a higher fence making it feel quite private and again is laid to lawn with planted borders, a patio area and a garden shed.

SERVICES

Mains Electricity and Water
Gas fired central heating.
Council Tax: Band B
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 Limited, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 5565221 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 laser 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.