



22 Deanhead Road, Eyemouth, TD14 5SA



- End Terraced Family House
- Living Room
- Bathroom & Ample Storage
- Double Glazing
- Enclosed Garden & Rear Yard

- Kitchen / Dining / Family Room
- 3 Double Bedrooms
- Gas Central Heating
- Modern Decor
- Popular Seaside Town Location

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

The property is situated in the delightful seaside and fishing town of Eyemouth. The wide sandy bay and north-facing beach make Eyemouth both a seaside resort and a traditional working harbour. The town offers a wide range of local amenities, including pubs, shops, cafes, a golf club, a doctor and dentist surgery, primary and 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 sports enthusiasts. Eyemouth is located around 5 miles north of the English border and approximately 8 miles from Berwick upon Tweed, which offers extensive amenities, including larger supermarkets, a wide variety of shops, restaurants, and a great range of recreational facilities. Berwick upon Tweed has excellent transport links, with Reston Station approximately 4 miles away which like Berwick is on the main East Coast Railway Line.

DESCRIPTION:

This beautifully extended end-terraced house offers ideal family living with separate cosy living room and featuring three double bedrooms. The open-plan living, dining, and family room serves as a central hub for entertaining or daily family activities, with patio doors leading directly to the enclosed garden, perfect for al fresco dining. The property has a contemporary feel with modern decor throughout and includes the benefits of gas central heating and double glazing. Viewing is highly recommended to fully appreciate the space and amenities this property offers.

EXTERNALLY:

The property sits at the crossroads of pedestrian walkways, providing access to Deanhead Drive, Deanhead Road, and the nearby Pocklaw Slap, where ample on-street parking is available. The property is accessed from the shared yard which also has an external storage cupboard. The enclosed rear garden wraps around the house with direct access from the patio doors leading from the kitchen / dining / family room. The rear garden has a paved patio, decked area and an area laid to lawn.

SERVICES:

Mains Electricity, Gas, Water & Drainage.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 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.



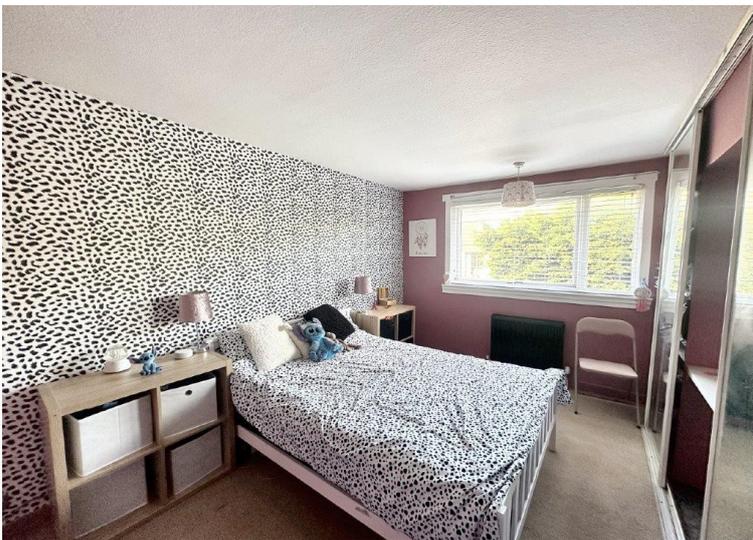
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- KITCHEN/DINING/FAMILY (8.28M X 3.74M)
- LIVING ROOM (4.18M X 3.27M)
- BEDROOM 1 (3.91M X 3.23M) including wardrobes
- BEDROOM 2 (3.91M X 2.91M)
- INNER HALLWAY (1.92M X 1.08M)
- LANDING (L-SHAPED)
- BATHROOM (2.88M X 1.99M)
- BEDROOM 3 (4.17M X 3.19M)

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