



34 Haymons Cove, Eyemouth, TD14 5EG



- Spacious End Terraced House
- Porch Entrance with Store
- Modern Fitted Bathroom
- Yard & External Store to Rear
- Immaculately Presented

- Kitchen/Dining/Living Room
- 2 Double Bedrooms
- Large Airing Cupboard
- Front Enclosed Garden
- Double Glazing & Gas Heating

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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 doctors and dentist surgery, 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 sports enthusiasts. Eyemouth is located around five 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:

An immaculately presented end terraced house which has been upgraded to an extremely high standard by its present owners. This stunning property has 2 double bedrooms and an impressive open-plan kitchen / dining / living room which is bright and spacious. The property benefits from gas central heating, double glazing, neatly fitted kitchen and modern fitted bathroom with deep bath. Viewing highly recommended to truly appreciate this turn-key home and the additional attention to detail which includes designer radiators, Hive Heating controls and electric blinds which can be control via Alexa as well as neatly fitted oak-style herringbone flooring throughout the house with the exception of the bathroom which is conveniently tiled.

#### EXTERNALLY:

To the rear of the property there is an enclosed yard with an external storage cupboard. The front of the property has been split into two enclosed areas; the first area is direct from the house and has a partially decked area with a pergola with retractable shade and a section of lush green artificial grass. The second area is mainly laid to lawn with a garden shed and gates leading out beyond the boundary fence to a small recreational area.

#### 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



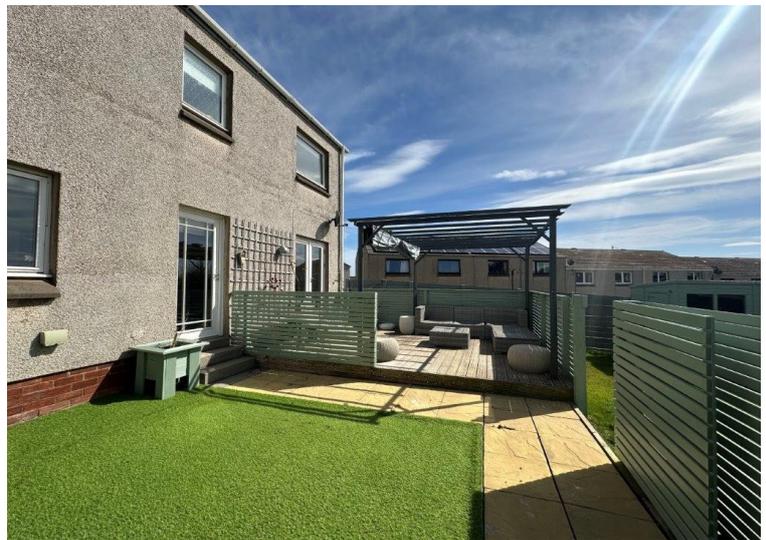
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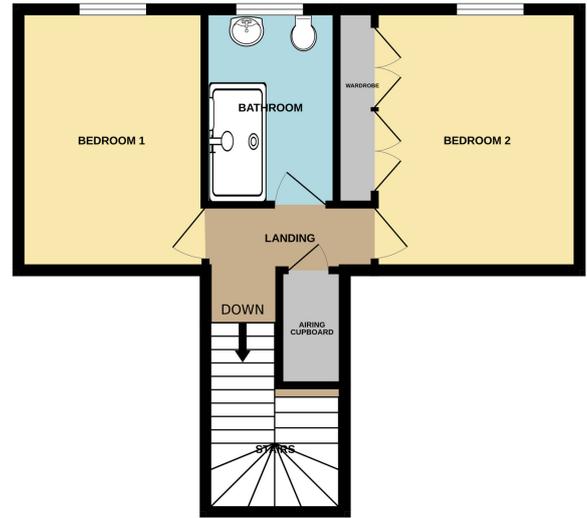
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FLOOR PLAN:

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:

- ENTRANCE PORCH (2.48M X 1.74M) including store
- INNER HALLWAY (2.12M X 0.95M)
- BEDROOM 1 (3.94M X 2.93M)
- BEDROOM 2 (3.94M X 2.80M) not including wardrobes
- KITCHEN/DINING/LIVING ROOM (8.45M X 3.94M)
- LANDING (L-SHAPED)
- BATHROOM (2.91M X 2.06M)

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