



Coromandel, Eyemouth, TD14 5EA



Offers Over £295,000

- Detached Family Home
- 3 Reception Rooms
- Conservatory
- Detached Garage
- 4 Double Bedrooms
- Dining Kitchen
- Bathroom, Shower Room & 2 WCs
- Surrounding Private Gardens

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



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### LOCATION:

The property lies on the south 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 has an exciting future with the waterfront regeneration on Harbour Road and the operations and maintenance base for an offshore windfarm. 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. Eyemouth is located approx. eight miles from Berwick upon Tweed which offers extensive amenities including larger supermarkets, wide variety of shops, restaurant and with a great range of recreational facilities. 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 spacious 4-bedroom family home which offers versatile living accommodation and would be ideal for those with growing families, especially teenagers looking for their own space. The property has a quirky layout with the former garage being converted into accommodation by previous owners and the addition of a detached double garage. This comfortable family house benefits from modern fitted kitchen, bathrooms, double glazing, gas central heating and gas stove in main living room. Viewing is highly recommended to appreciate the space this property has to offer.



### EXTERNALLY:

The front garden has a high wall and gate making it extremely private and is mainly patio with some planted areas and continues to both sides. To the rear of the property, it is mainly laid to lawn and is extremely private and towards the front street there is a further private area with patio direct from the conservatory with access across the patio garden directly into the rear door of the detached garage. There is some off-street parking out with the enclosed garden.



### SERVICES:

Mains Water, Drainage, Electricity & Gas

### 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.



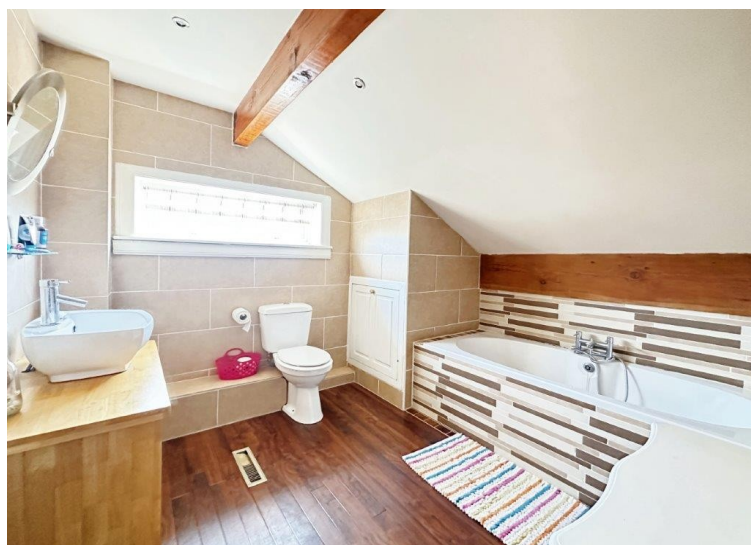
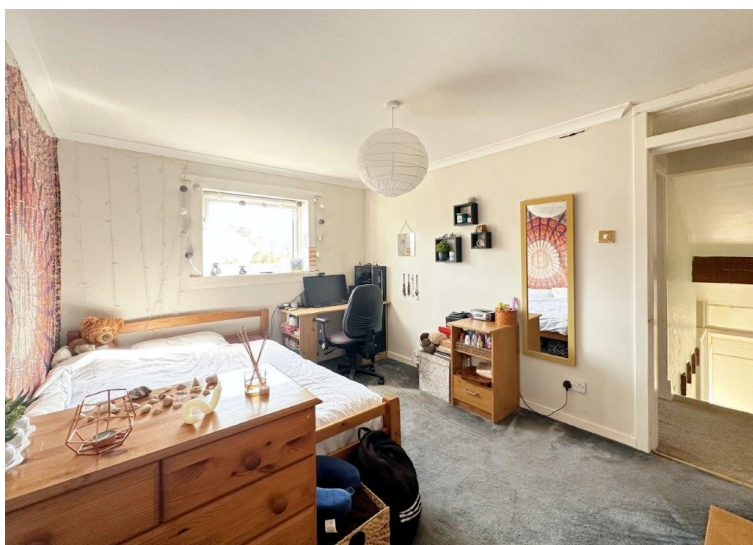
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FLOOR PLAN:



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 HALL (1.97M X 1.58M)
- LIVING ROOM (3.90M X 3.68M)
- CONSERVATORY (2.56M X 2.44M)
- BEDROOM 1 (3.87M X 3.67M)
- INNER HALL / STORES (2.84M X 2.04M)
- SHOWER ROOM (2.07M X 1.97M)
- BEDROOM 3 (4.53M X 2.78M)
- BEDROOM 4 (2.86M X 2.71M)
- DETACHED GARAGE (5.60M X 3.80M)
- WC (1.63M X 0.87M)
- DINING KITCHEN (7.39M X 2.64M) at widest
- HALLWAY (5.55M X 1.03M)
- EN-SUITE WC (1.70M X 0.78M)
- BEDROOM 2 (3.55M X 3.05M)
- PLAYROOM / REC 3 (4.53M X 3.00M) at widest
- SITTING ROOM / LANDING (3.93M X 3.90M) at widest
- BATHROOM (2.86M X 2.66M)

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