



21a Albert Road, Eyemouth, TD14 5DE



- Spacious Maisonette
- Kitchen / Dining Room
- Gas Central Heating
- Private Garden Ground

- Living Room
- 3 Bedrooms & Bathroom
- Double Glazing
- 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 lies 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 has an exciting future with the waterfront regeneration on Harbour Road and the operations and maintenance base for an offshore windfarm located further north. Eyemouth 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. 8 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. Berwick upon Tweed has excellent transport links, the 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 maisonette set over the two upper floors, with its own private entrance at the rear of the building. External steps lead to the first-floor entrance, which opens into a small hallway, providing access to a well-proportioned living room and a spacious kitchen/dining room. The upper floor features three bedrooms and a bathroom. While the property requires some maintenance, it offers bright and generous accommodation, and viewing is highly recommended.

EXTERNALLY:

To the rear of the building, a pathway leads up the side of the neighbour's garden to the top left-hand corner, where there is a private garden area belonging to the property. It is enclosed by walls and hedges.

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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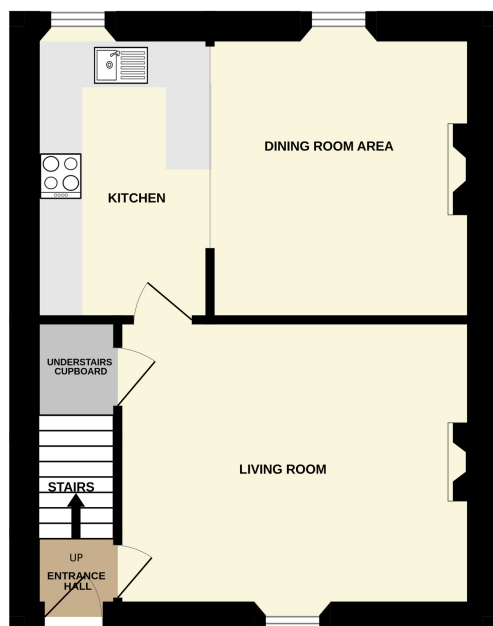
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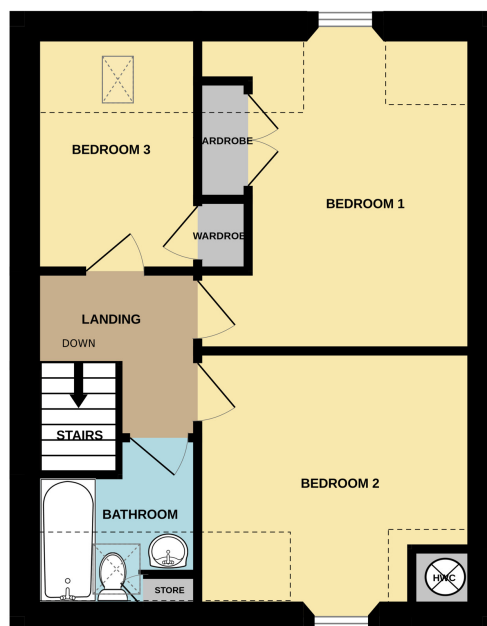
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FLOOR PLAN:

FIRST FLOOR



SECOND 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 HALL(1.10M X 1.03M)
- UNDERSTAIR STORE (1.98M X 1.24M)
- KITCHEN AREA (3.84M X 2.42M)
- LANDING (2.24M X 1.90M) at widest
- BEDROOM 2 (3.72M X 3.49M) at widest
- BEDROOM 3 (3.21M X 2.26M)
- LIVING ROOM (4.84M X 3.88M)
- KITCHEN / DINING ROOM
- DINING AREA (3.85M X 3.62M)
- BATHROOM (2.34M X 2.31M) at widest
- BEDROOM 1 (4.30M X 3.69M)

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