



3 Northburn View, Eyemouth, TD14 5BG



Offers Over £295,000

- Spacious Detached House
- Kitchen / Diner
- Utility & Boiler Room
- 3 Double Bedrooms
- Ample Storage
- Bright Living / Dining Room
- Snug / Bedroom 4
- Shower Room & Family Bathroom
- Integral Garage & Driveway Parking
- Large Corner Plot Garden

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Interested In
viewing this property?

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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 make Eyemouth both a traditional working harbour and a popular seaside resort. The town has an exciting future, with waterfront regeneration underway on Harbour Road and the establishment of an operations and maintenance base for an offshore wind farm located further north. Eyemouth offers a wide range of local amenities, including pubs, shops, cafes, a golf club, doctors, a dentist, a primary school and a modern secondary school, as well as museums and traditional craft shops. The town is situated approximately eight miles from Berwick-upon-Tweed, which provides extensive amenities including larger supermarkets, a wide variety of shops, restaurants, and excellent recreational facilities. Berwick-upon-Tweed also boasts superb transport links: the train station lies on the East Coast Main Line, with direct services to London in under four hours and to Edinburgh or Newcastle in under an hour.

DESCRIPTION:

A spacious four-bedroom family home in Eyemouth. Set on a generous corner plot, this substantial detached house offers flexible living and fantastic potential in one of Eyemouth's most sought-after areas. The ground floor features a bright and welcoming living room, a well-proportioned kitchen/dining room, utility room, boiler store, shower room, and a cosy snug leading from the kitchen area – easily adaptable as a fourth bedroom if required. Upstairs, you'll find three generous double bedrooms and a family bathroom. While the property would benefit from some modernisation, it presents an excellent opportunity to create a dream family home tailored to your taste. With ample space both inside and out, this house is perfect for growing families seeking comfort, versatility, and a desirable location.

EXTERNALLY:

This spacious corner-plot garden wraps elegantly around the house, with thoughtfully designed areas separated by lush bushes and planting. A mature surrounding hedge enhances privacy, while a driveway from Northburn View provides parking and access to the single garage. To the side, a gated pedestrian entrance from Barefoots Drive leads to the porch and rear hall of the house.

SERVICES:

Mains Electricity, Gas, Water & Drainage.



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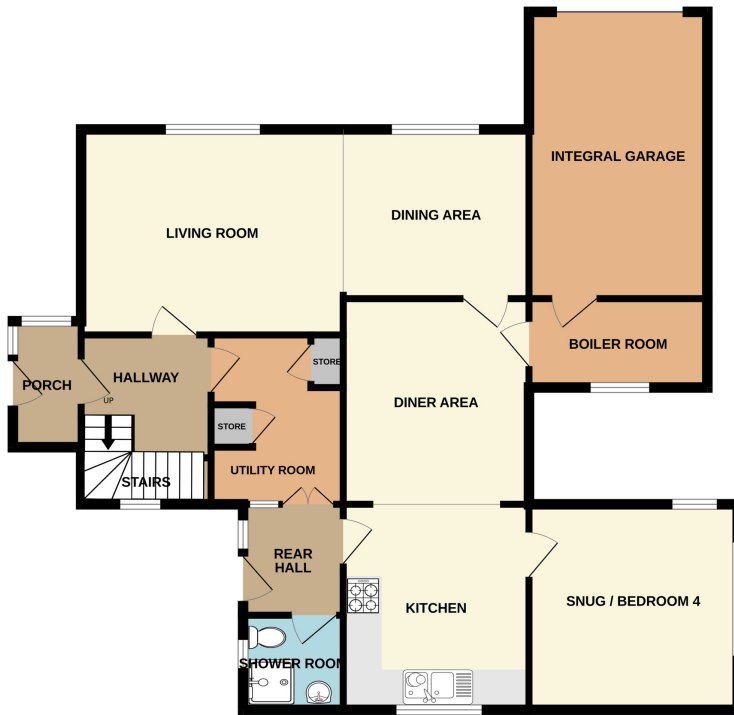
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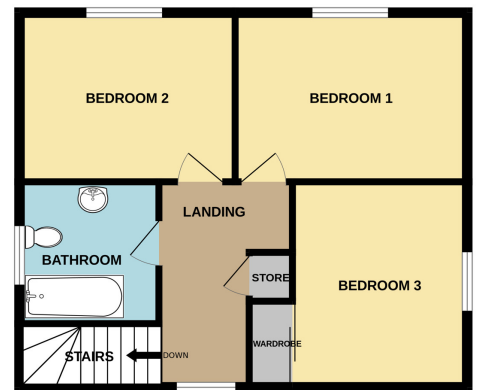
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FLOOR PLAN:

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:

- PORCH (2.51M X 1.18M)
- LIVING / DINING ROOM
- DINING AREA (3.51M X 3.02M)
- KITCHEN AREA (3.52M X 3.18M)
- SNUG / BEDROOM 4 (3.58M X 3.55M)
- SHOWER ROOM (1.69M X 1.50M)
- BOILER / STORAGE ROOM (3.06M X 1.52M)
- LANDING (L-SHAPED)
- BEDROOM 2 (3.57M X 2.88M)
- BEDROOM 3 (3.54M X 2.79M)
- HALLWAY (2.90M X 2.10M) including stairs
- LIVING ROOM AREA (4.48M X 3.52M)
- KITCHEN / DINER
- DINING AREA (3.51M X 3.02M)
- REAR HALL (1.90M X 1.71M)
- UTILITY ROOM (2.89M X 2.27M) at widest
- INTERNAL GARAGE (4.90M X 3.04M)
- BATHROOM (2.18M X 2.10M)
- BEDROOM 1 (3.95M X 2.88M)
- DOUBLE WARDROBE (1.41M X 0.91M)

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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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Request a home visit for one of our team to thoroughly review
your property and provide you with an accurate price.
You can find more information on our website.