



## 5 Gunsgreenhill Cottages, Eyemouth, TD14 5SF



Offers Over £160,000

- Terraced Stone-built Cottage
- Living Room with Open Fire
- Spacious Bathroom
- Garden to Front
- Residents' Parking to Rear
- 2 Double Bedrooms
- Kitchen / Diner
- Gas Central Heating
- Rear Garden with Shed
- 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 on the south side of the River Eye in the charming seaside and fishing town of Eyemouth. Its wide bay and sandy north-facing beach contribute to Eyemouth's identity as a seaside resort with a traditional working harbour. The town holds an exciting future, thanks to waterfront regeneration on Harbour Road and the location of an offshore windfarm's operations and maintenance base further north. Eyemouth boasts a wide range of local amenities, including pubs, shops, cafes, a golf club, doctors, dentists, primary and a modern secondary school, as well as museums and traditional crafts. Located approximately eight 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 benefits from excellent transport links, with the Berwick train station situated on the East Coast Line.

### DESCRIPTION:

A charming, terraced, stone-built cottage from the outset, which opens into a spacious property which has been extended to the rear. The property features well-proportioned rooms, including a living room, kitchen/diner, and the second bedroom on the ground floor, as well as the main bedroom and a spacious bathroom with both a bath and a shower cubicle on the first floor. The property benefits from gas central heating and double glazing, as well as an open fire in the living room. There is a stable-style door from the kitchen/diner directly to the enclosed rear garden, leading to the residents' parking. Viewing is highly recommended to appreciate this cottage, which would make an ideal holiday home or main residence.

### EXTERNALLY:

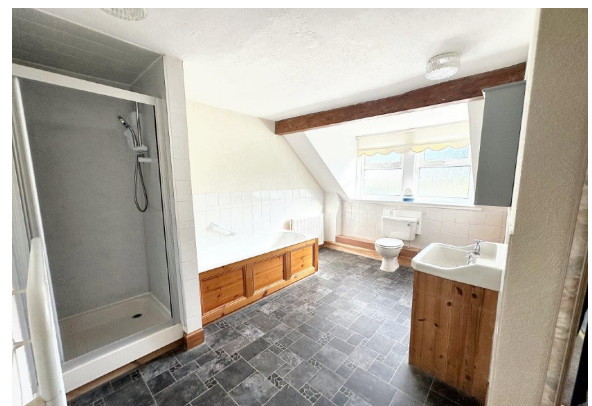
To the front there is a low-maintenance enclosed garden with a path leading up to the front door. To the rear there is a tiered garden with the first level leading direct from the kitchen / diner, extending up timber steps to the small enclosed garden with shed and gated access out onto the residents' parking 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 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.



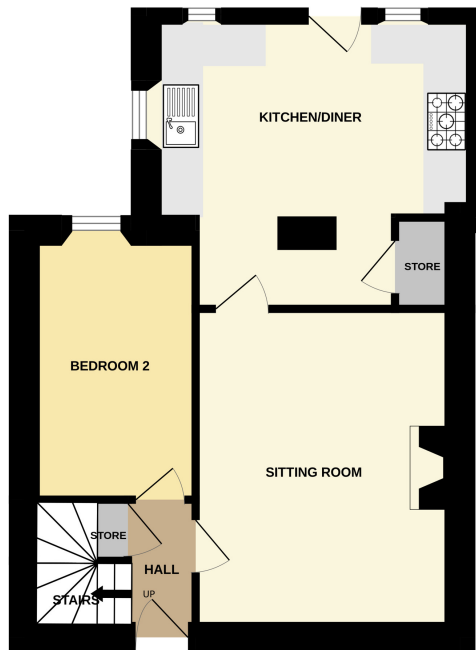
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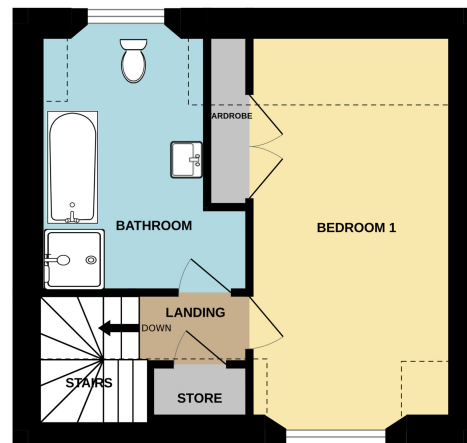
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## FLOOR PLAN:

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:

- HALL (1.98M X 0.99M)
- KITCHEN / DINER (4.95M X 4.26M) at widest
- LANDING (1.71M X 1.03M)
- BEDROOM 1 (5.79M X 3.13M)
- LIVING ROOM (4.77M X 3.84M)
- BEDROOM 2 (3.92M X 2.50M)
- BATHROOM (3.77M X 3.20M) at widest
- DOUBLE WARDROBE (1.90M X 0.62M)

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