



3 Home Street, Eyemouth

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SOLICITORS & ESTATE AGENTS

- Sitting Room
- Bathroom
- Kitchen
- Lower Recreation Room
- 2 Bedrooms
- Detached Single Garage

Set in the heart of Eyemouth town centre and harbour, we are delighted to present this two bedroom ground floor apartment. Within easy walking distance to the shops, schools and local amenities, this property, would be a fantastic opportunity for a first time buyer or as a buy-to-let investment. The accommodation comprises entrance vestibule, sitting room with dining area, lower recreation room, hallway, kitchen, double bedroom, further large single bedroom and bathroom. The property also has a detached single garage at the rear of the property. 3 Home Street is expected to receive significant attention so early viewing is highly recommended.

Location

Eyemouth is well served with shops and local schools from nursery level to the newly built secondary school, which is within easy walking distance from Home Street. Eyemouth benefits from an 18 hole golf course with spectacular views over the east coast, with its own sandy beach and fishing ports, the area is also very popular with sub-aqua divers. The surrounding countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 2 miles of the town giving quick and easy access to Edinburgh and Newcastle, while Berwick-upon-Tweed, less than 10 miles away, offers a regular rail link to the north and south..

Vestibule 1.00m x 1.37m

Painted wooden front door with an overhead window panel, leads into a square vestibule. Pendant light fitting. Single panel radiator. Single power point. Mosaic tiled flooring.

Sitting Room with Dining Area 4.29m x 4.86m (both at widest)

From the vestibule, the spacious sitting room has a good size dining 'nook' together with window looking out to the front of the property and a gas fire. Picture rail. Cupboard under window with gas and electric meters. Shelved open press cupboard. Two pendant light fittings. Double panel radiator. Stairs leading down to Lower Recreation Room. Carpeted flooring.

Lower Recreation Room 4.19m x 3.31m

From the sitting room, stairs with varnished wood rails lead down to the lower recreation room, which could also be used as bedroom. Four recessed spot lighting. Double panel radiator. Smoke and CO2 alarms. Several stairs lead up to access window which provides natural light. Deep shelved cupboard together with second cupboard housing the heating boiler. Carpeted flooring.

Hallway 3.28m x 2.79m (both at widest)

From the sitting room, door leads into the 'L' shaped hallway which provides access to the kitchen, bedrooms and bathroom as well as a door leading out to the courtyard at the back of the property. Two pendant light fittings. Single panel radiator. Single power point. Heating controls. Carpeted flooring.

Kitchen 3.34m x 1.63m

From the hallway, the kitchen provides a good selection of white floor, wall and drawer units with white and blue tiled surround and grey counter tops. Stainless steel sink with mixer tap situated under the window to the back of the property. Gas cooker with four ring hob. Plumbed for washing machine. Strip light fitting. Single panel radiator. Three double power points. Linoleum flooring.

Bedroom 1 3.25m x 2.95m

A good sized double bedroom with window to the front of the property. Victorian press cupboard. Pendant light fitting. Double panel radiator. Two double power points. Carpeted flooring.

Bedroom 2 3.12m x 1.83m

A large single bedroom with window overlooking the back of the property. Pendant light fitting. Single panel radiator. Two double power points. Carpeted flooring.

Bathroom 2.49m x 1.79m

From the hallway, the bathroom comprises of bath with gold taps, wash hand basin with matching pedestal and taps, and closed coupled WC. Thermostatically controlled over-bath shower. Tiled bath surround. Heated towel rail. Stained glass window with inset sailing ship motif. Extractor fan. Single pendant light fitting. Linoleum flooring.

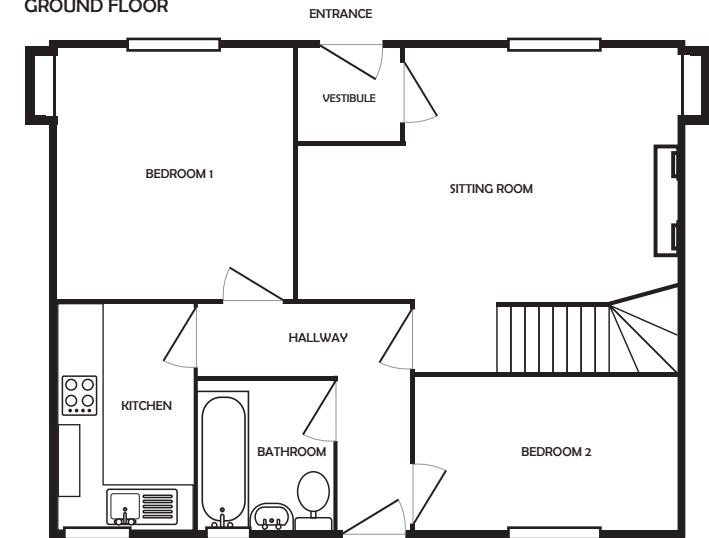
Outside Space

From Home Street a vannel provides vehicular access to the single garage at the rear of the property. A short series of stairs lead down to a level communal courtyard area shared between several properties that back onto the courtyard. This space provides space for wheelie bins and a shared drying area, together with giving direct access to Eyemouth High Street through a private vannel.

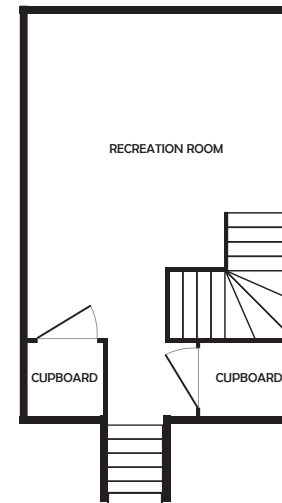
Single Garage

To the rear of the property, on the upper level is a stone built, single garage. Concrete slab floor with access provided by white 'up and over' aluminium canopy garage door.

GROUND FLOOR



BASEMENT



Services

The property is served by mains water, drainage, gas and electricity. Telephone. Gas central heating.

Home Report

The Home Report which was carried out in July 2013 includes a Mortgage Valuation of £95,000. The EPC shows the property with a 'D' energy rating. A PDF copy of the home report is available on request.

Viewing

By arrangement with Doughtys WS on 018907 51100 or by email: info@doughtys.co.uk.

Entry

By arrangement with sellers.

Offers

Offers in the correct Scottish Legal form should be submitted to selling agents Messrs Doughtys WS, Church Street, Eyemouth, Berwickshire, from whom further information is available. All parties having formally noted interest with Messrs Doughtys WS will be advised of any Closing Date for Offers, although the Sellers reserve the right to accept any Offer at the time or indeed not to accept the highest or any Offer.

Note

These particulars have been carefully prepared but are provided as a guide only and measurements are approximate and enquirers must satisfy themselves as to the accuracy thereof. These particulars do not form part of any contract. Whilst the Agents consider that the information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.