



4 Home Street, Eyemouth

Offers in the region of £100,000

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SOLICITORS & ESTATE AGENTS



■ Sitting Room

■ Shower Room

■ Kitchen

■ Ideal For First Time Buyer

■ Two Bedrooms

■ Buy To Let Opportunity

Situated in the centre of Eyemouth, this ground floor property would be most suitable for a first time buyer or as a buy-to-let opportunity. The accommodation comprises of an entrance vestibule, hallway, sitting room, modern style kitchen, two bedrooms and fabulous compact shower room. Shared access to the rear of the property provides a great secluded space for relaxing, and it would be possible to have off road parking for a small car. The property is presented in walk in condition and is expected to attract considerable attention, so early viewing is recommended to avoid disappointment.

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 the property. 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.

Accommodation

Vestibule

Modern security door with glazed panel above opening into bright vestibule. Pendant light fitting. Single panel radiator. Quarry tile flooring. Stylish glazed panel wooden door opening onto hallway.

Hallway

Providing access to sitting room, kitchen, both bedrooms and shower room. Two modern four way spot light fittings. Large radiator with painted wooden cover. Single power point. Wood Laminate flooring. Good sized cupboard with light and additional overhead storage above.

Sitting Room

3.85m x 3.27m

Half glazed panel door opening into sitting room. Window to front with original working folding shutters and cupboard below which houses the electrical circuit board and meter. Second small cupboard which contains gas meter. Single pendant light fitting with controllable dimmer switch. Double panel radiator. One double and three single power points. TV and telephone point. Wood laminate flooring.

Kitchen

4.28m x 3.88m (both at widest)

Half glazed panel door opening into modern fitted kitchen with ample floor and wall units with self closing birch doors, brushed aluminium handles and speckled grey counter tops. Stainless steel sink with stylish mixer tap. Contemporary black tile surrounds with contrasting white grouting. Integrated Candy ceramic hob and electric oven with stainless steel extractor fan and splash back. Large window to rear of property and split wooden door providing access to back garden area. Cupboard houses gas combination boiler. Double panel radiator. Four spot strip light fitting, three spot light down lighters and under counter accent lighting. Four double and two single power points with polished aluminium sockets and switches. Slate effect tiled flooring.

Bedroom 1

3.38m x 3.18m

Window to front with original feature, folding wooden shutters and wood panelling window surrounds. Fitted wardrobes and additional overhead storage. Double panel radiator. Stylish pendant light fitting. One double and one single power points. Wood laminate flooring.

Bedroom 2

3.40m x 1.97m

Window to rear with painted shelves below. Fitted wardrobe with additional cupboard space above. Four spot light fitting. Radiator with painted wooden cover. Two single power points with polish aluminium sockets and switches.

Shower Room

1.80m x 1.48m

Three piece shower room suite comprising of rounded shower with double shower head and sliding glazed panels, dual flush close coupled WC and contemporary basin with mixer tap. Pattern frosted window to rear. Four recessed spot lights. Extractor fan. Rustic look limestone wall and floor tiles.

Outside Space

Access to rear of property provided through vannel. Garden ground mainly laid with stone chips. Small patio area provides a good space for entertaining or relaxing in the afternoon Sun. A lockable outhouse provides external storage space with separate original coal bunker.

Services

The property is served by mains water, drainage, and electricity, and also has a telephone line.

Entry

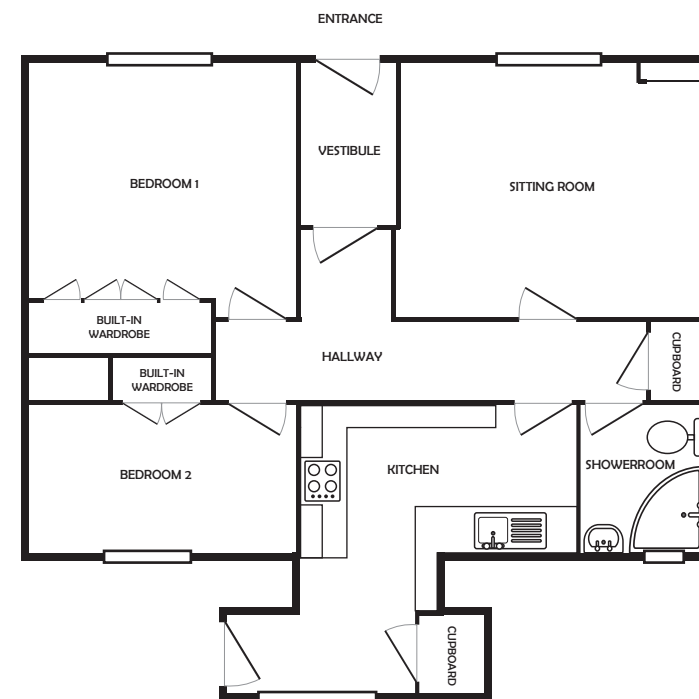
By arrangement with sellers.

Viewing

By arrangement with Doughtys WS on 018907 81209

Offers

Offers in the correct Scottish Legal form should be submitted to selling agents Messrs Doughtys WS, High Street, Ayton, 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.



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