



**Seal Cottage, Glens Buildings,  
82 Albert Road, Eyemouth, TD14 5EW**

**doughtys w.s.**

SOLICITORS & ESTATE AGENTS

**doughtys.co.uk  
01890 751 100**



Seal Cottage is a one bedroom property set in the heart of Eyemouth.

The accommodation comprises Hallway, Shower Room, Bedroom, Additional Room on the ground floor; Stairs leading to kitchen and Spacious Sitting Room. Gas central heating and double glazing throughout.

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 Fort Road. 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.

#### Property Information

#### Included items

All fixed floor coverings are included in the sale

#### Services

The property has mains water, electricity, gas and drainage.

#### Tenure

Freehold with vacant possession upon completion.

#### Local Authority

Scottish Borders, Council Headquarters, Newtown St. Boswells, Melrose, TD6 0SA.

Tel: 0300 100 1800

Email: [enquiries@scotborders.gov.uk](mailto:enquiries@scotborders.gov.uk)

#### Council Tax

Seal Cottage, 82 Albert Road has a Council Tax Band 'C'.

#### Home Report

The Home Report which was carried out on Tuesday 8th May 2018 includes a Mortgage Valuation of £80,000. The EPC shows the property with an energy rating of D. A PDF copy of the Home Report is available on request.

#### Viewing

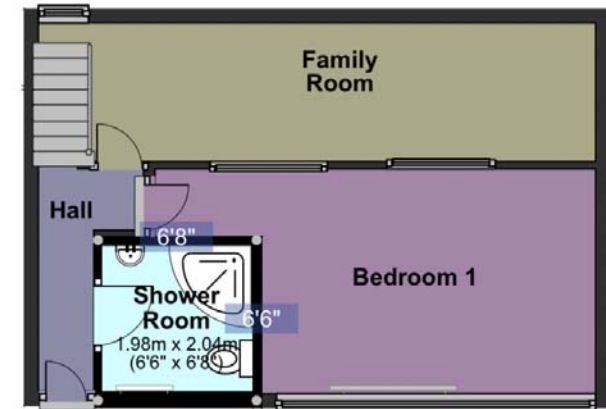
Viewing is by appointment with the Vendor's sole selling agents, Doughtys WS 018907 51100.

#### Property Schedule

These particulars and plans were prepared in May 2018 and are believed to be correct. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation or in any circumstances give grounds for action at law.

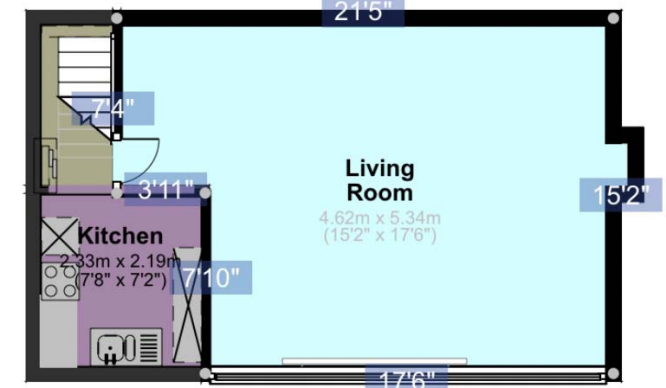
### Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



### First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



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**espc**