HASTINGS LEGAL







27 Queens Road

Offers Over £140,000

Eyemouth, TD14 5DR

PROPERTY & LEGAL

2 bed

1 public

1 bath

With The Benefit Of A Fully Enclosed Garden And Private Off Street Parking, 27 Queens Road Is An Excellent Starter Or Family Home In A Popular Area

Lounge, Dining Kitchen, Two Double Bedrooms And Bathroom





Situated in a popular residential area, 27 Queens Road is a smart and very well-appointed end terrace property, ideally suited to both families and first-time purchasers.

The well-proportioned interiors have been upgraded recently to include a stylish dining kitchen, recently installed log burning stove, updated central heating with Hive smart controls and a contemporary family bathroom – all combining to provide a stylish home in move in condition.

Benefitting from a well planned layout the accommodation flows nicely with the lounge to the front benefitting from lots of light, whilst the dining kitchen links directly to the rear garden and commands an elevated view over the town.

Two spacious double bedrooms extend off the first floor landing, each with excellent built in storage and the bedroom to the rear boasting a rooftop outlook to the sea, with the bathroom next door.

Externally, in addition to the fully enclosed rear garden this property benefits from valuable private off-street parking to the front for two cars with a dropped kerb.

LOCATION

Eyemouth is a thriving coastal town with a rich maritime history. Focussed around the working harbour, beach and promenade, the local scenery is impressive with a wealth of coastal activities to enjoy in the area:

• Amenities: The town boasts a super range of every day facilities including a co-op, health centre, pharmacy, 18-hole golf course, swimming pool and sports centre plus a fantastic range of independent shops and eateries not to mention Gunsgreen House – a museum dedicated to the towns historic smuggling trade.
• Schooling: There is both a primary school and secondary school within the town as well as Early Years settings.
• Population: Approximately 3700
• Transport Connections: Lying approximately fifty miles from Edinburgh, and just two miles off the A1 which affords easy connections to the North & South. Local East Coast Rail connections are available at Reston (6 miles) and Berwick Upon Tweed (8 miles) What3words ///snooty.chess.crass

HIGHLIGHTS

• A number of modern upgrades
• Contemporary dining kitchen
• Replacement bathroom
• Updated central heating with Hive
• Private off street parking
• Popular residential area
• Enclosed garden

ACCOMMODATION SUMMARY

Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band A

ENERGY EFFICENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £140,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.