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Solicitors and Estate Agents

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## DESCRIPTION

Situated in a prime residential area just a short walk from the town centre, this highly desirable property enjoys an elevated location commanding fine views over the town towards the sea. Originally a split level bungalow, the property was significantly extended by the late owners to create a fabulous, well maintained family home with extremely bright, spacious and immaculately presented accommodation comprising:-

Ground Floor: Entrance Vestibule, spacious Hall, attractive split level Kitchen//Dining Room, Utility Room, 2 double Bedrooms and Family Bathroom.

First Floor: Landing, impressive, dual aspect Sitting Room, Master Bedroom and Shower Room.

Quality double glazing is installed throughout and the property is heated by a warm air gas central heating system. The property also benefits from excellent storage facilities, generous garden ground, attached single garage and off-street parking. Viewing of this property is a must for full appreciation.

## LOCATION

Eyemouth, with a population of approximately 3,500, is a small fishing port on the Berwickshire coast. Its harbour is not only home to a working fishing fleet but also to an increasing array of pleasure craft particularly in the summer months. The town has a good variety of shops, pubs, restaurants and hotels, a museum, a primary school and a new state of the art secondary school. There are excellent sporting and leisure facilities including a fine 18 hole golf course and swimming pool and the many attractions of the dramatically beautiful Berwickshire coastline are at hand. Eyemouth is approx 8 miles from Berwick-upon-Tweed (with its mainline railway station) and 49 miles from Edinburgh.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

The partly glazed front door accesses a small entrance vestibule with north and east facing windows, tiled floor and recessed spotlight. A glazed door accesses:-

#### HALL

An attractive, generously proportioned, split level hall with pine staircase to first floor. Small cupboard housing the electric meter and further understair cupboard. Recessed spotlights, wall mounted spotlight, telephone point and 2 x 13 amp power points. Glazed door to:-

#### KITCHEN/DINING ROOM

A lovely room affording a very sociable, open plan space.

#### Kitchen - 5.44m x 4.17m at longest and widest

Large front and side facing windows enjoying the fine view and further side facing, floor to ceiling window. White base and wall mounted units incorporating glazed display units and breakfast bar provide ample storage and work surfaces. White sink and drainer with mixer tap. Splashback tiling. Integrated ceramic hob with oven below and cooker hood over, dishwasher and slot-in fridge. Wood panelled ceiling and, dado rail. Flooring is to a mix of vinyl tiling and carpetting. Attractive ceiling light fitting and triple spotlight fitting and 6 x 13 amp power points. Steps up to:-



**Dining Room – 3.19m x 2.55m**

A bright room with west facing floor to ceiling window. Wood panelled ceiling, dado rail and display shelving. Attractive light fitting and 2 x 13 amp power points. Glazed door to:-

**UTILITY ROOM - 3.18m x 2.50m**

West facing window. Formerly, the kitchen, this generous space affords excellent storage with three large cupboards with sliding louvre doors, one of which houses the hot water tank and another the gas central heating boiler and 1 x 13 amp power point. Stainless steel sink, automatic washing machine, tumble dryer and freezer. Fluorescent strip light, 2 x 13 amp power points and other appliance points. A further glazed door returns to the hall.

**BATHROOM – 3.18m x 2.23m**

A bright, good sized bathroom with large west facing window. White four piece suite comprising WC, pedestal wash-hand basin, bath and shower cubicle fitted with electric shower. Splashback tiling. Wall mounted mirror. Triple spotlight fitting and recessed spotlights. Wood effect vinyl floor tiles. Heated towel rail.

**BEDROOM 1 – 3.70m x 3.17m**

A bright, well proportioned double bedroom with north facing window. Ceiling light fitting, TV aerial connection, telephone point and 8 x 13 amp power points.

**BEDROOM 2 – 4.28m x 4.00m at widest and longest**

Another bright and spacious, L-shaped room with large east facing window enjoying the view and further small north facing window. Double and triple wardrobes with mirrored doors and central drawers with wall mounted mirror over. Laminate flooring, ceiling light fitting and 6 x 13 amp power points.

**FIRST FLOOR  
LANDING**

The stairs from the hall turn to the first floor landing with east facing Velux over the stair providing ample natural light. Feature wood panelling and display shelf over the stair. Telephone point, two wall mounted spot light fittings and 1 x 13 amp power point. Wall mounted mirror, smoke alarm, water heater switch and central heating thermostat. Glazed door to:-

**SITTING ROOM – 7.87m x 5.74m**

An extremely bright, spacious and impressive room with triple east and west facing windows, the former affording lovely views. Feature chimney breast with recessed coal effect gas fire over a marble hearth. Wall mounted storage/display cupboards and shelving. Ceiling light fitting and two double wall light fittings. TV aerial connection and telephone and satellite connections. 16 x 13 amp power points.

**MASTER BEDROOM – 4.24m x 3.68m at longest and widest**

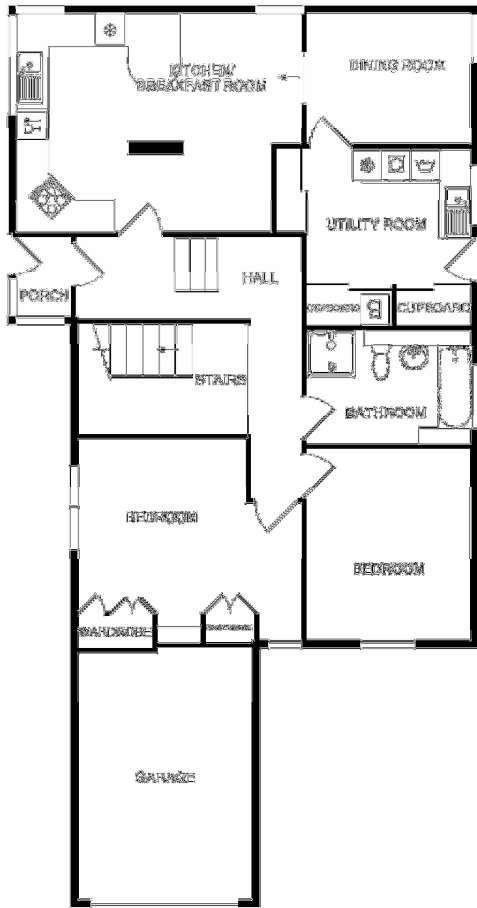
A spacious, slightly L-shaped room with twin Velux windows enjoying the sea view. Double wardrobe with mirrored sliding doors and two large walk-in storage cupboards. Pendant light fitting and 4 x 13 amp power points.

**SHOWER ROOM – 3.75m x 2.16m**

A bright shower room with white three piece suite comprising pedestal wash-hand basin, WC and shower cubicle. Wood effect vinyl tiled flooring. Access to insulated loft.







GROUND FLOOR



FIRST FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained here, the Seller does not accept any liability for any error, omission, or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The Seller reserves the right to amend the floor plan at any time without notice.



## OUTSIDE GARAGE

The paved driveway accesses the attached single garage with up and over door, power and light.

## GARDEN

A good sized area of garden ground surrounds the property. This comprises a series of paved terraces and lawns all bordered by brick walls interspersed by hedging and flower beds. An outside tap is located outside the back door.

## EXTRAS

All carpets, floor coverings, curtain poles, blinds, light fittings and white goods are included in the sale.

## SERVICES

The property is served by mains gas, electricity, water and drainage. Central heating is by means of a gas-fired warm air system. There are telephone and satellite connections.

## COUNCIL TAX

The property is in Band F.

## ENERGY EFFICIENCY RATING D.



## VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the selling solicitors.

## OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

**NOTE** These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.