



25 Albert Road  
Eyemouth, TD14 5DE



4 bed



2 public



3 bath



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25 Albert Road is a delightful three storey end of terrace townhouse located in a central position within this harbour town. This traditional stone-built property dates back to the 1890's with many of the original features still present and offers spacious accommodation in a highly regarded area. Located within commuting distance of Edinburgh this family home is close to a range of local shops and amenities including both primary and secondary schools and a coastal golf course. The ground floor offers a great sociable family space with a cosy lounge overlooking the front and a large open plan dining kitchen with direct access to the more recently added conservatory. Spread across the first and second floor are four spacious double bedrooms, a study/fifth bedroom and both a bathroom and shower room. Externally, there is private parking at the rear of the property and a spacious workshop with access to the fully enclosed private garden beyond. This townhouse is an ideal family home with scope to develop the attic which is currently fully floored depending on personal requirements.

## LOCATION

Eyemouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction. Local facilities include primary and secondary schools, Health Centre, 18-hole golf course, swimming pool, sports centre and a variety of local shops. Ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve and coastal walks. The historic town of Berwick upon Tweed lies some nine miles to the south providing a wide range of supermarkets, larger shops, sporting and entertainment facilities. Eyemouth is within easy commuting distance to Edinburgh with the recently upgraded A1 or with Edinburgh and Newcastle accessible within an hour on the main east coast rail line from Berwick upon Tweed.

## ACCOMMODATION SUMMARY

Entrance Vestibule, Entrance Hallway, Lounge, Dining Kitchen, Cloakroom, Conservatory, Four Bedrooms, Study/Fifth Bedroom, Shower room and Bathroom. Outbuilding/Workshop, Garden and Allocated Parking Space.

## KEY FEATURES

- Town Centre Location with Harbour Views
- Spacious Family Accommodation
- Large Open Plan Dining Kitchen
- Extended Conservatory to the Rear
- Private Garden and Allocated Parking Space
- Four Spacious Bedrooms
- Fully Floored Attic with Harbour Views

## GROUND FLOOR ACCOMMODATION

With double windows overlooking the front the lounge offers a cosy space ideal for relaxing with high ceilings and has a solid fuel stove set into a recessed fireplace which provides a lovely focal point. The open plan family dining kitchen is light and spacious with plenty room for a large dining table and chairs creating a great sociable family room. Fitted with a good range of units and work top space, the kitchen has ample of room for kitchen appliances and also benefits from a useful under-stair cloakroom which is currently fitted with a WC and wash basin. With direct access from the kitchen, the more recently added conservatory is light and spacious, ideal for conservatory furniture and provides access to the rear courtyard area and workshop and garden beyond.

## FIRST FLOOR ACCOMMODATION

Two good sized double bedrooms are located on the first floor both featuring their original fireplaces. One boasts double windows offering pleasant outlooks



over the front whilst the second overlooks the rear. The first floor also offers a family room/fifth bedroom which has flexibility on use depending on personal requirements. Complete with a white three piece suite including bath tub, WC and wash basin, the family bathroom overlooks the rear.

## SECOND FLOOR ACCOMMODATION

The second floor offers two further spacious double sized bedrooms, one which overlooks the front offering views across the harbour and one to the rear. The shower room is partially tiled and comprises of a three piece suite including shower cubicle, WC and wash basin. Flooded with natural light and with outlooks over the front, the large open landing provides ample space for a study/reading area or such like.

## MEASUREMENTS

Lounge	4.42m x 3.73m
Dining Kitchen	5.81m x 3.81m
Conservatory	4.41m x 2.97m
Bedroom One	4.23m x 3.70m
Bedroom Two	4.05m x 3.72m
Bedroom Three	5.01m x 3.71m
Bedroom Four	3.48m x 3.50m
Family Room/Bedroom Five	2.04m x 2.20m
Second Floor Landing	5.75m x 2.54m
Bathroom	2.06m x 2.56m
Shower Room	2.38m x 2.35m

## EXTERNAL

To the rear of the property there is a private allocated parking space which is accessed from the conservatory and a large outbuilding beyond which is currently used as a workshop. The fully enclosed garden is accessed through the workshop and is of good size.

## SERVICES

Mains water, electric and drainage. Gas central heating. Mixture of double and single glazing.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY

Rating D.

## VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

## MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.