

# J.D. Clark & Allan W.S.

## Solicitors and Estate Agents

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## EYEMOUTH, 74 Queens Road, TD14 5DS

### Guide Price £110,000

Enjoying a fine view over the town towards the sea, this well presented semi-detached property enjoys the best of both worlds with an edge of town location affording ready access to open countryside yet still just a short walk from the town centre. It would make an ideal first time buy or perhaps as a rental investment with bright, well proportioned accommodation comprising:- Hall, Sitting Room, Kitchen, two double Bedrooms and Bathroom, Double glazing and gas-fired central heating are installed and a good sized area of sunny and enclosed garden ground lies to the rear. On-street parking is available but it is thought that a private driveway could easily be formed to the front of the property.

Eyemouth, with a population of approximately 3,500, is a small fishing port on the Berwickshire coast. It's 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-up-on-Tweed (with its mainline railway station) and 49 mile from Edinburgh

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**ACCOMMODATION  
GROUND FLOOR  
HALLWAY**

Small hallway with stairs to first floor. Telephone point, pendant light fitting, smoke alarm, coat pegs, radiator and 1 x 13 amp power point. Central heating controls and thermostat. A large understair cupboard with internal light and 1 x 13 amp power point houses the combi gas central heating boiler, electric meter and fuse board.

**SITTING ROOM – 5.80m x 3.30m at longest and widest**

An extremely bright and spacious room with front and rear facing windows fitted with stainless steel curtain poles. Two triple spotlight fittings, two radiators and 8 x 13 amp power points.

**KITCHEN – 2.8m x 2.8m**

A bright, well presented kitchen with rear facing window and partly glazed door to rear garden both fitted with venetian blinds. A range of modern Shaker style wall and base mounted units with splashback tiling provide ample storage and work surfaces. Stainless steel sink with mixer tap and plumbing for automatic washing machine. Stainless steel cooker hood. Vinyl flooring. Fluorescent strip light fitting. Radiator, cooker point, 9 x 13 amp power points and other appliance points.

**FIRST FLOOR  
LANDING**

Loft access, smoke alarm, pendant light fitting and 2 x 13 amp power points.

**BATHROOM – 2.0m x 1.8m**

Rear facing window. White three piece suite comprising pedestal wash-hand basin, WC and bath with mixer shower over all with splashback tiling. Flush fitting ceiling light, vinyl flooring, extractor fan, mirror and radiator.

**BEDROOM 1 – 4.1m x 2.9m**

A good sized room with two front facing windows fitted with stainless steel curtain poles and enjoying a fine view over the town towards the sea. Double built-in wardrobe and further single built-in wardrobe. Deep shelved cupboard over the stair. TV aerial connection, pendant light fitting, radiator and 4 x 13 amp power points.

**BEDROOM 2 – 3.5m x 2.8m**

With west facing window overlooking the rear garden. Stainless steel curtain pole. Pendant light fitting, radiator and 4 x 13 amp power points.

**OUTSIDE  
GARDEN**

The front garden comprises two raised gravelled beds with central path. The larger, west facing rear garden enjoys a good degree of sun and is totally enclosed thus providing a safe space for young children and pets alike. This is mainly laid to grass with gravelled area next to the house. A bin storage area and outside tap are located just outside the back door.

**EXTRAS**

All floor coverings, curtains, blinds, curtain poles and light fittings are included in the sale. The white goods in the kitchen may be available by separate negotiation.

**COUNCIL TAX - Band A.**

**ENERGY EFFICIENCY RATING C.**

**SERVICES**

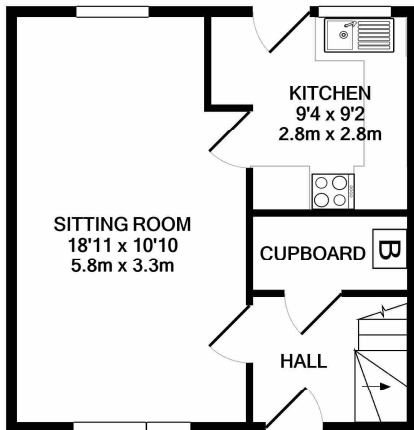
The property is served by mains electricity, gas, water and drainage. There is a digital TV aerial in the loft.

**VIEWING**

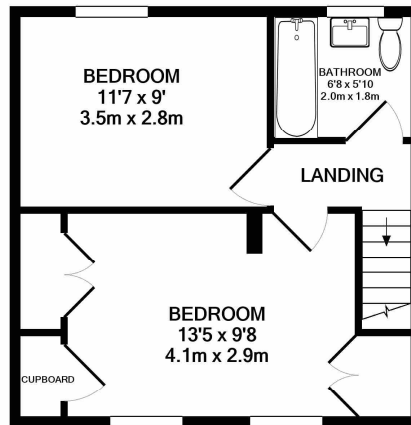
Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

**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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**NOTE**

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

