

Kelso

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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47 Hurkur Crescent, Eyemouth

TD14 5AP

Guide Price £145,000



This charming four-bedroom property offers spacious and flexible living accommodation, perfect for families seeking a coastal lifestyle in the desirable town of Eyemouth. Enjoying a peaceful location in an established residential area, this home has been thoughtfully extended into the attic space, creating two further double bedrooms and a bathroom on the second floor, maximizing both space and comfort. The accommodation comprises: Vestibule/Utility Area, Hall, Lounge, Kitchen, Four Double Bedrooms, Bathroom and Shower Room. Externally, the property boasts a private garden to the rear and unrestricted on-street parking. This property presents a fantastic opportunity to acquire an extremely spacious family home in a great location and as such, early viewing is highly recommended.



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GROUND FLOOR:
Vestibule/Utility Area

FIRST FLOOR:
Hall
Lounge
Kitchen
Two Double Bedrooms
Shower Room

SECOND FLOOR:
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden



Location

Nestled on the stunning Berwickshire coastline, Eyemouth is a vibrant fishing town offering a wonderful blend of seaside charm, rich history and modern amenities. The town boasts a picturesque harbour, beautiful sandy beach and breathtaking coastal walks, making it a haven for nature lovers and outdoor enthusiasts. Eyemouth has a good range of local shops, cafés, and restaurants, including fresh seafood straight from the harbour. There are excellent schools, leisure facilities, and community events, ensuring a welcoming and lively atmosphere. For commuters, the nearby A1 offers easy access to Edinburgh and Newcastle, while Berwick-upon-Tweed's mainline train station is just a short drive away. Whether you're looking for a peaceful coastal retreat or an active lifestyle by the sea, Eyemouth has something for everyone.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating. Double glazing.

EPC

C

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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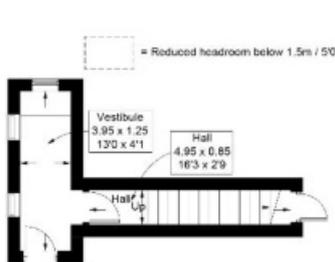
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171610)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.