

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 13 The Avenue, Eyemouth, TD14 5DL

**Guide Price £165,000**



Set within the heart of the popular fishing town of Eyemouth, this well-appointed three-bedroom mid-terraced property offers a fantastic opportunity for families seeking a stylish and comfortable home in a sought-after coastal location. Beautifully upgraded by the current owners, the interiors have been finished to a high standard throughout. The accommodation is bright and spacious, offering excellent living space for modern family life. The property benefits from front and rear gardens and boasts sea views from the upstairs landing, adding a charming coastal character. With both primary and secondary schools close by, this is an ideal home for growing families. On-street parking is available and all local amenities, including shops, cafes and the picturesque harbour, are within easy reach. Viewing is highly recommended to appreciate the quality, setting, and lifestyle this home has to offer.



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Ground Floor:  
Entrance Porch  
Hall  
Lounge  
Dining Kitchen  
Bathroom

Second Floor:  
Three Double Bedrooms  
WC

Gas Central Heating  
Double Glazing

Garden to Front & Rear  
Shed  
On-Street Parking



### 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains Drainage, Water and Electricity. Double Glazing & Gas Central Heating.

### EPC

C

### Viewings

Strictly by appointment with the Selling Agent.

### Council Tax Band

B

### Entry

By mutual agreement.



Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft

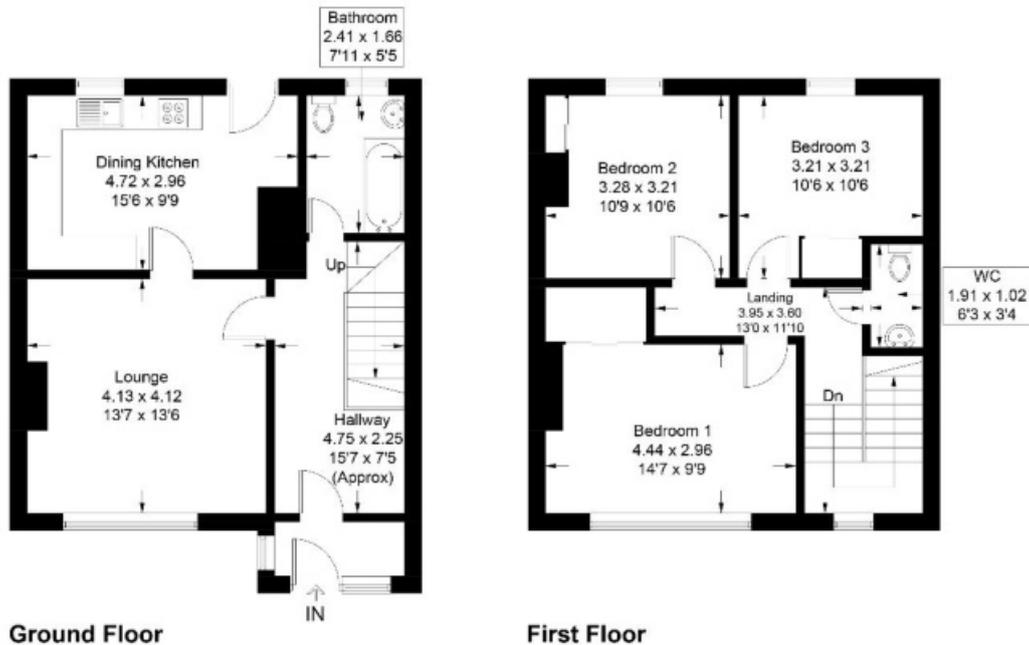


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183741)

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.