

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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58 The Avenue, Eyemouth

TD14 5EA

Offers Over £185,000



58 The Avenue is a well-presented semi-detached family home, situated within a popular and established residential area of the lovely coastal town of Eyemouth. The property is presented in very good order throughout and the accommodation comprises: Front porch, lounge, breakfasting kitchen, utility room, three bedrooms and bathroom. Externally, the property benefits from gardens to both the front and rear, together with a drive and garage. Eyemouth is a popular Berwickshire coastal town, offering a good range of shops, cafés, restaurants, schools and leisure facilities, together with a picturesque harbour and beach. The surrounding coastline and countryside are ideal for those who enjoy walking and outdoor pursuits. Early viewing is strongly advised.



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Front Porch
Hall & Stairs
Lounge
Breakfasting Kitchen
Utility Room
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Shed
Garage
Drive



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

D

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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
Tranent,	Tel 01875 611211



58 The Avenue, Eyemouth

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335600)

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.