



## 40 HURKUR CRESCENT, EYEMOUTH, TD14 5AP

- Upper Flat
- Living Room
- Bathroom
- Partial Gas Heating
- 2 Double Bedrooms
- Kitchen
- Garden Ground
- Spacious Attic

**OFFERS OVER £69,950**



**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
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## LOCATION

The property is set on the north side of the harbour and holiday town of Eyemouth. Eyemouth is located around five miles from the English border and some eight miles from Berwick upon Tweed and its mainline railway station. The wide bay and sandy beach makes Eyemouth a seaside resort as well as a traditional working harbour. The town offers a wide range of local amenities including pubs, shops, cafes, golf club, doctors, dentist and a primary and a secondary school as well as museums and traditional crafts. Nearby are the picturesque villages of Coldingham and St Abbs, popular with tourists, walkers, divers and other water sport enthusiasts.

## DESCRIPTION

A spacious upper flat which offers further potential. The property although in need of some upgrading is well laid out and would suit a first time buyer with the potential to provided further living accommodation by converting the attic space (subject to the relevant permissions). To the side the property has its own entrance with direct access to the private staircase up to flat. The flat benefits from well-proportioned rooms, ample storage with both of the double bedrooms having decent cupboard space, partial gas central heating with a glimpse of sea view from the rear windows. Viewing is highly recommended to appreciate the space this flat has to offer.

## ACCOMMODATION

Entrance Hall (1.38M X 1.00M)

Stairs to:-

Landing (3.57M C 0.96M)

Bedroom 1 (4.37M X 3.43M)

Living Room (4.75M X 3.36M)

Kitchen (3.21M X 2.67M)

Bathroom (2.09M X 1.82M)

Bedroom 2 (3.85M X 2.81M)

## EXTERNALLY

The property has an area of garden to the front and an area to the rear which are both laid to lawn. The rear garden ground is open at the moment with the neighbouring garden ground but could easily be fenced off to provide a private area. The front garden ground has the potential to provide off-street parking as many have already done in Hurkur Crescent (subject to the relevant permissions)

## SERVICES

Mains Electricity, Gas and Water

Council Tax: Band A

EPC: Band D

## VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

## SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

**Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 Duns)**

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a sonic tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.