



17 Gunsgreen Park, Eyemouth, TD14 5LH



- Striking Detached Villa
- Kitchen / Dining Room
- Study / Bedroom 4
- Stylish Family Bathroom
- Surrounding Impressive Gardens



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- Bright Spacious Living Room
- Utility Room & Shower Room
- 3 Double Bedrooms
- Garage & Ample Driveway Parking
- Immaculately Presented Throughout

Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Located on the edge of the seaside fishing town of Eyemouth, this area combines a traditional working harbour with a popular sandy, north-facing beach. The town has a promising future, with waterfront regeneration on Harbour Road and an offshore wind farm base nearby. Eyemouth offers a range of amenities including pubs, shops, cafes, a golf club, healthcare services, schools, and local attractions. It is around eight miles from Berwick-upon-Tweed, which provides more extensive shopping, leisure facilities, and excellent transport links, including direct rail services to London, Edinburgh, and Newcastle.

DESCRIPTION:

Set in a commanding elevated position, this immaculate detached villa enjoys a wonderful sense of privacy along with far-reaching views over surrounding farmland to the rear and across neighbouring rooftops towards the coastline. This is a home that immediately impresses with its individual design and bright, open feel. The accommodation is thoughtfully arranged and presented in true walk-in condition, with clean, neutral décor throughout enhancing the sense of space and light. The ground floor offers a particularly versatile layout. A generous and welcoming living room is perfect for relaxing or entertaining, while the well-appointed kitchen/diner forms the heart of the home, ideal for modern family living. There is also a useful study, which could equally serve as a fourth bedroom if required, alongside a practical utility room and a contemporary shower room. Cleverly designed storage is incorporated throughout, adding to the home's functionality. Upstairs, continues to impress with three bright double bedrooms and a family bathroom, all finished to the same high standard. A superb family home in a sought-after location, offering space, flexibility and immaculate presentation both inside and out.

EXTERNALLY:

Set on a generous elevated corner plot, approached via a spacious block-paved driveway providing ample off-street parking for several vehicles and leading to the garage and main entrance. The frontage is attractively framed by neatly maintained planted borders, offering a welcoming first impression. To the rear, the garden is thoughtfully arranged and highly functional, featuring a variety of defined spaces ideal for both leisure and cultivation. A patio seating area sits adjacent to the house, perfect for outdoor dining, complemented by a charming brick-built pizza oven. The garden also includes a pond, adding a tranquil focal point, alongside multiple raised beds suitable for growing vegetables or flowers. Further benefits include a polytunnel, garden shed for storage and a chicken coop, making this an excellent space for those seeking a semi self-sufficient. A practical yet appealing space, offering a blend of productivity and relaxation.

SERVICES:

Mains Electricity, Gas, Water & Drainage.



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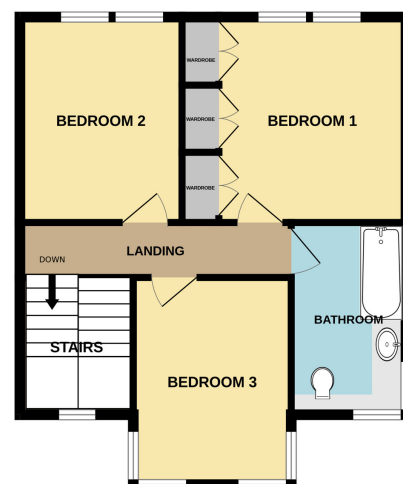
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ACCOMMODATION:

- VESTIBULE (2.66M X 1.19M) including cupb'd
- KITCHEN / DINING ROOM (6.52M X 3.45M)
- SHOWER ROOM (2.92M X 0.98M)
- STUDY / BEDROOM 4 (2.93M X 2.28M)
- BEDROOM 2 (3.48M X 2.74M)
- BATHROOM (3.38M X 1.78M)
- GARAGE (4.80M X 3.00M)
- HALLWAY (T-SHAPED)
- UTILITY ROOM (2.92M X 1.60M) including store
- LIVING ROOM (5.98M X 3.97M)
- LANDING (4.59M X 1.09M)
- BEDROOM 1 (3.47M X 3.07M) not including wardrobe
- BEDROOM 3 (3.53M X 2.69M)

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,
TD11 3BX (DX 556 522 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 laser 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.



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your property and provide you with an accurate price.
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