



53 Haymons Cove, Eyemouth, TD14 5EG



- End Terraced House
- Spacious Living / Dining Room
- Extended Porch Entrance
- Utility Cupboard & Cloak Store
- Gas Heating & Double Glazing

- 2 Double Bedrooms with Wardrobes
- Modern Fitted Kitchen
- Luxury Bathroom
- PV Solar Panels
- Garden to Front & Rear

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



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#### LOCATION:

The property lies on the north side of the River Eye on the very edge of this residential area, in the delightful seaside and fishing town of Eyemouth. The wide bay and sandy north-facing beach makes Eyemouth a seaside resort as well as a traditional working harbour. The town has an exciting future with the waterfront regeneration on Harbour Road and the operations and maintenance base for an offshore windfarm located further north. The town offers a wide range of local amenities including pubs, shops, cafes, golf club, doctors, dentist and a primary and a modern secondary school as well as museums and traditional crafts. Eyemouth is located approx. eight miles from Berwick upon Tweed which offers extensive amenities including larger supermarkets, wide variety of shops, restaurant and with a great range of recreational facilities. Berwick upon Tweed has excellent transport links, the train station sits on the East Coast Line with trains typically going from Berwick to London in under 4 hours and Berwick to Edinburgh or Newcastle in under 1 Hour.

#### DESCRIPTION:

An end-terraced house which has been extended to create a roomy entrance area with storage, leading into a spacious two-bedroom home. The property has been renovated throughout and is in walk-in condition. A comfortable home which benefits from two double bedrooms, a spacious bathroom with a double-ended bath and a large shower enclosure, as well as a bright and airy living/dining room. The modern kitchen features integrated appliances, including a microwave, dishwasher, fridge, freezer, slimline wine fridge, and space for a freestanding range-style cooker. The property also benefits from PV solar panels and has ample storage. Viewing is highly recommended to fully appreciate this beautifully presented home.

#### EXTERNALLY:

There is an enclosed garden to giving access to the main entrance of the house which is low-maintenance with paving and gravel and neat high quality privacy fencing. The enclosed rear garden is south facing with direct access from the living room, with an area of lawn and sleeper edged planted borders.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage. PV Solar Panels



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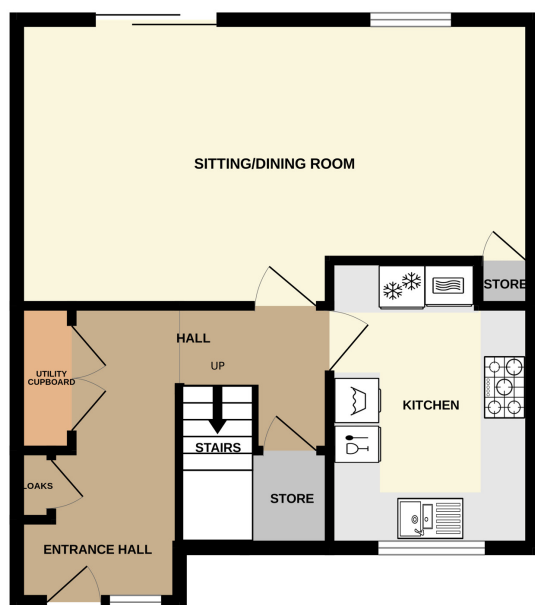


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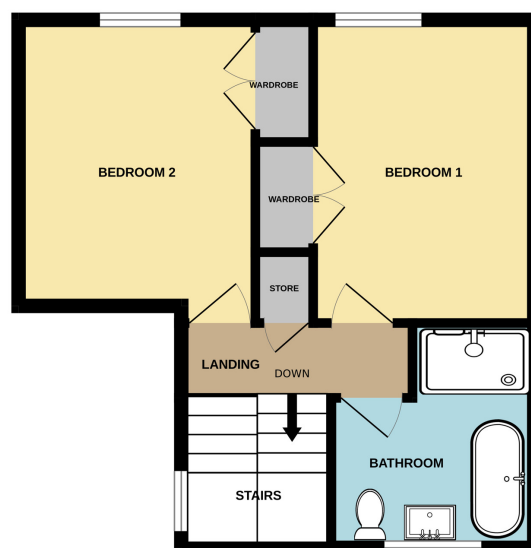
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FLOOR PLAN:



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:

- ENTRANCE (3.68M X 2.02M) at widest
- UTILITY CUPBOARD (1.75M X 0.67M)
- LIVING / DINING ROOM (6.92M X 3.55M) at widest
- LANDING (2.88M X 0.90M)
- BATHROOM (2.96M X 2.52M) at widest
- DOUBLE WARDROBE (1.41M X 0.72M)
- DOUBLE WARDROBE (1.51M X 0.72M)
- CLOAK STORE (0.83M X 0.40M)
- HALLWAY (2.22M X 1.80M) at widest
- KITCHEN (3.58M X 2.55M) at widest
- CUPBOARD (0.72M X 0.71M)
- BEDROOM 1 (3.80M X 2.71M)
- BEDROOM 2 (3.80M X 3.34M) at widest

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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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Request a home visit for one of our team to thoroughly review  
your property and provide you with an accurate price.  
You can find more information on our website.