



9 Lairds Hill, Eyemouth, TD14 5ED



Offers Over £125,000

- Semi-Detached House
- Neatly Fitted Kitchen
- Bathroom
- Double Glazing
- Enclosed Tiered Rear Garden
- Living / Dining Room
- 2 Double Bedrooms
- Partial Gas Heating
- Enclosed Front Garden
- Seaside Town Location

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

The property lies on the south side of the River Eye 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 nearby 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, a primary and 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, restaurants with a great range of recreational facilities. Berwick upon Tweed has excellent transport links. The Berwick 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:

A well-maintained, two-bedroom semi-detached house offering spacious accommodation. The ground floor features a well-proportioned living / dining room, along with a timeless, white, neatly fitted kitchen. The property benefits from partial gas central heating and double glazing, with ample potential for the buyer to add their own decorative touches. Upstairs, the house boasts two spacious double bedrooms, both with fitted wardrobes, and a bathroom. Viewing is highly recommended.

#### EXTERNALLY:

The front garden is fully enclosed and is primarily laid to lawn, perfect for easy maintenance. A convenient side access leads to the rear garden, which is also enclosed and thoughtfully designed. The rear garden features a split-level layout, with a patio area directly accessible from the house—ideal for outdoor entertaining. The raised section of the garden, predominantly laid to lawn, provides ample space for relaxation or play.

#### SERVICES:

Mains electricity, gas, water & drainage.

#### 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



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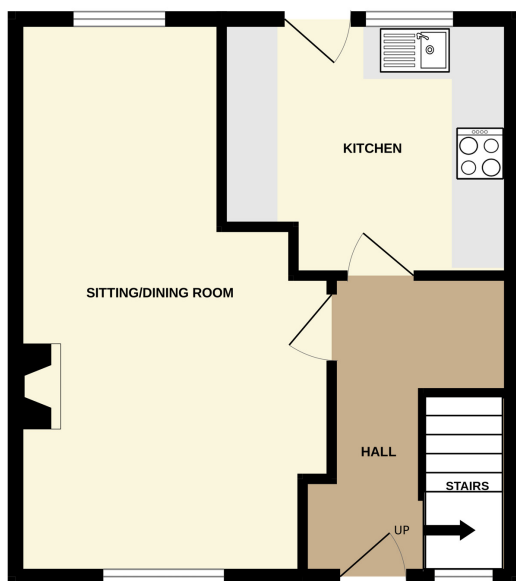
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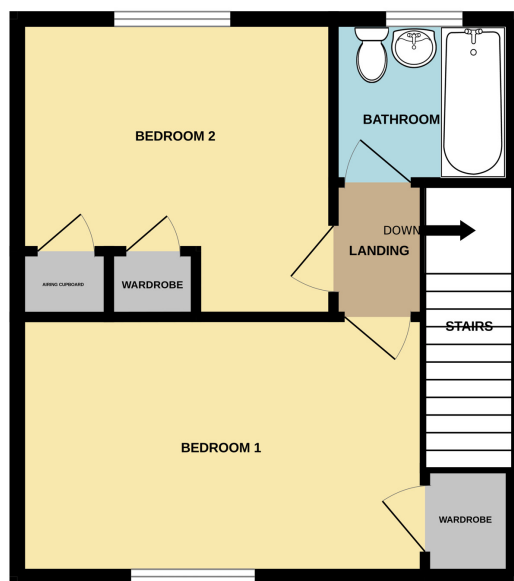
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FLOOR PLAN:

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:

- HALL (3.46M X 2.06M) at widest
- LIVING AREA (3.98M X 3.68M) at widest
- KITCHEN (3.20M X 2.73M) at widest
- BEDROOM 1 (4.79M X 2.85M)
- BATHROOM (1.98M X 1.85M)
- LIVING / DINING ROOM : -
- DINING AREA (2.42M X 2.31M)
- LANDING (1.42M X 0.95M)
- BEDROOM 2 (3.73M X 3.37M) including cupboards

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