



## 25 Hallydown Crescent

Eyemouth, TD14 5TB



4 bed

2 public

3 bath



Set In A Super Corner Position Within This Popular Residential Area, This Four Bedroom Detached Home Is A Perfect Family Choice

Entrance Hall, Lounge, Kitchen, Dining/Family Room, Cloakroom, Four Bedrooms (Master With En-Suite Shower Room) And Family Bathroom. Garage & Garden



Hallydown Crescent is a particularly sought after area within Eyemouth and is often a popular choice for families, with schools and amenities within easy reach. This detached home occupies a super corner position with a south facing aspect and particularly private rear garden. The ground floor living spaces enjoy a lovely connection to the garden with the lounge featuring French doors as well as an external door leading off the kitchen. Whilst the upper floor hosts four bedrooms, there is the option of a fifth bedroom if required with the dining/family room on the ground floor lending itself to alternative uses depending on requirements. To capitalise on the south facing aspect of the property, the current owners have installed solar panels which provide a healthy return and have resulted in significantly reduced energy costs.

## LOCATION

Eymouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction, while the local area is also admired by sub-aqua divers and walkers. Local facilities, all within easy walking distance include primary and modern secondary schools, health centre, 18-hole golf course, swimming pool and sports centre. Eyemouth is ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve, while the surrounding countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 2 miles of the town giving quick and easy access to Edinburgh and Newcastle, while the historic town of Berwick upon Tweed lies some nine miles to the south providing a wide range of supermarkets, larger shops, sporting and entertainment facilities.

## HIGHLIGHTS

- Lovely corner position
- South facing garden
- Lounge with French doors
- Solar panels
- Four bedrooms plus dining/fifth
- Integral garage

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Dining/Family Room, Cloakroom, Four Bedrooms (Master with En-Suite Shower Room) and Family Bathroom

## ACCOMMODATION

The main living areas lie to the rear of the building to capitalise on the sunny south facing orientation; the lounge featuring French doors and the neighbouring kitchen offering a modern range of units and external door. Offering good flexibility the family/dining room could also serve as a ground floor bedroom if required or pleasant home office with a quiet aspect to the front of the property. A door opposite gives access to the integrated single garage with utility area and under the stairs is a useful cloakroom with WC.

With four bedrooms on the upper floor, two enjoy a lovely garden aspect at the rear, whilst the other two overlook the quiet cul de sac to the front. The master benefits from a well-appointed en-suite shower room and built in wardrobes with the main family bathroom across the landing hosting a three piece suite.

## EXTERNAL

Neatly presented areas of garden lie to the front and rear of the property. The main area to the rear incorporates a central lawned section with pebbled borders and planted beds. Fully enclosed with gated

access to both sides of the property. The double drive at the front gives access to the integral single garage.

## SERVICES

Mains services. Double glazing. Gas central heating.

## ENERGY EFFICIENCY

Rating A

## COUNCIL TAX

Band D

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £260,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.