



1 ST ELLA'S PLACE

EYEMOUTH, TD14 5HP

This one bedroom historic townhouse with a sandy beach on its doorstep, is a renovator's dream

GSB Properties
18 Hardgate
Haddington
EH41 3JS

T: 01620 825368
F: 01620 824671
www.gsbproperties.co.uk



Eyemouth



1 St Ella's Place



Nestled among historic wynds and courtyards, 1 St Ella's Place is a one bedroom historic townhouse. The property is in need of complete renovation but if you scratch the surface you will find lovely period features, including the original sash and case windows, an original fireplace and an old wooden staircase.

The entrance to the property is on the ground floor. From this point, stairs lead you to the first floor, where the living accommodation is located. The lounge is a spacious room with double aspect windows and the original fireplace still intact. Next door the kitchen is a good size with wall and base units and space for a washing machine. From here, stairs lead up to a bright landing with a Velux window and a hatch to the attic, which offers extra storage. The bathroom is generously proportioned with a bath, separate shower, toilet, hand wash basin and built-in storage. It also benefits from a sash and case window and a Velux window above the bath. The bedroom offers ample floor space and built-in wardrobes provide great storage. EPC Rating - G.



Welcome to the fishing port and town of Eyemouth. Nestled on the Berwickshire coastline, with high cliffs, sandy coves and a working harbour, this town offers fantastic country living, all within commuting distance to Edinburgh or Berwick-upon-Tweed.

The town itself offers its residents and tourists exceptional restaurants, bistros, traditional cafes, pubs and a selection of takeaways. Quality produce

town's swimming pool), or staying fit by using the leisure centre with fitness facilities, living healthily comes easily in Eyemouth. The 18-hole golf course and Club House have sea views with a restaurant which is open to the public, allowing patrons to enjoy panoramic views as they eat. The town is renowned worldwide for its unique marine flora and fauna and attracts divers from all over the world.

Eyemouth is well served by primary and secondary

"...Quality produce is on offer on your doorstep..."

is on offer on your doorstep with fresh fish shops (if you've missed buying the day's catch directly off the boat!), a butcher, a home bakery and a delicatessen shop. The town also has two banks, a post office, a library, museums, a gallery, gift shops, a florist, hair stylists, a chemist, medical centre and a day hospital.

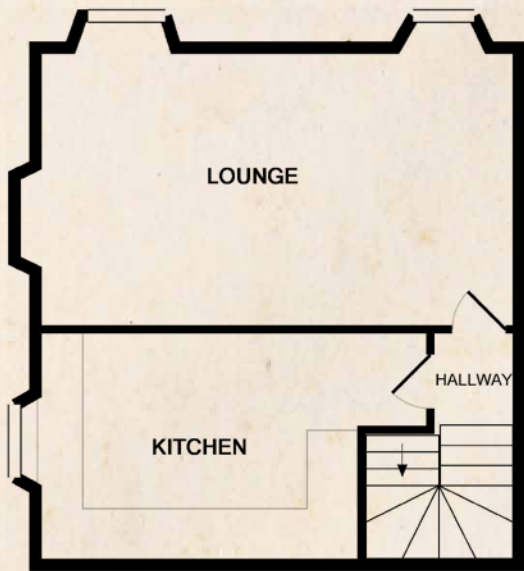
Exploring the coastline by foot or bicycle, having a swim in the sea (or rather in the

schools. Further and higher education institutions can be found in Berwick-upon-Tweed or Edinburgh.

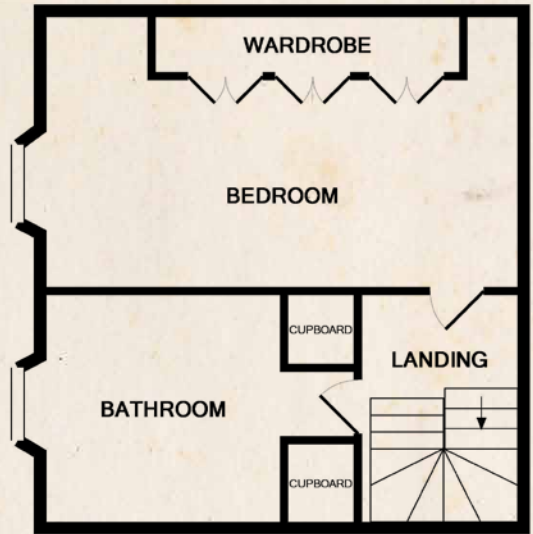
With the A1 linking London and Edinburgh, Eyemouth is commutable to Edinburgh and Berwick-upon-Tweed. The East Coast Main Line offers a regular and fast train service north and south from Berwick-upon Tweed, which is only 6 miles from Eyemouth. Hourly buses also connect these two towns.



Once renovated, this townhouse will make a fantastic holiday let with sandy beaches, shops and restaurants on the doorstep.



GROUND FLOOR

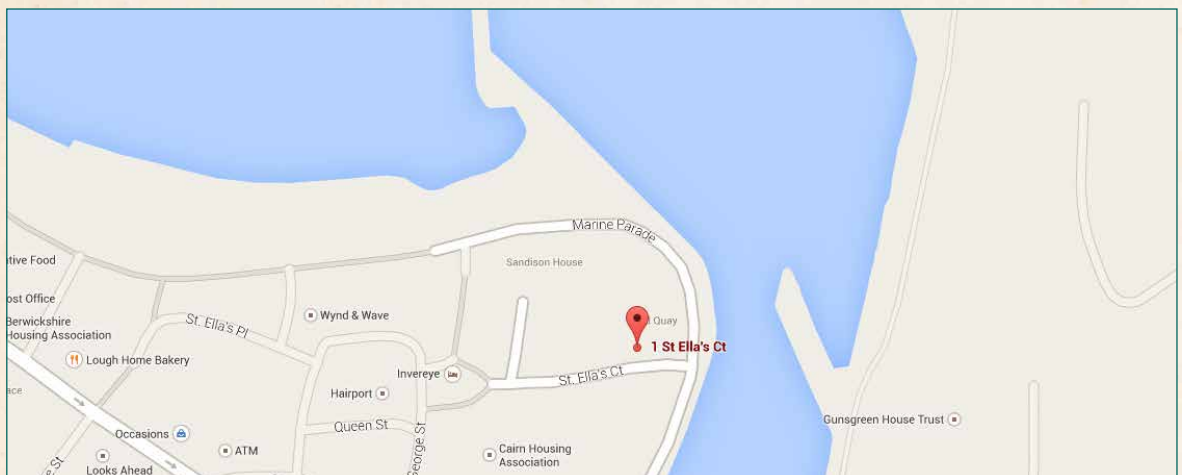


1ST FLOOR

ST ELLAS PLACE, EYEMOUTH
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2014

APPROXIMATE DIMENSIONS
 (Taken from the widest point)

Lounge	4.85m x 3.79m
Kitchen	3.00m x 2.45m
Bedroom	4.82m x 3.75m
Bathroom	3.00m x 2.45m



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.



1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.