



Houndwood

Eyemouth, Berwickshire, TD14 5TP

Offers Over £330,000

www.aitchisons.co



We are delighted to bring to the market this spacious and well presented detached four bedroom bungalow, which is located in the small village of Houndwood just off the main A1 road. The village is easily accessible to Edinburgh 43 miles, Berwick-upon-Tweed 14 miles, Eyemouth 8 miles and Reston 4 miles, where there is a railway station being built. Burnside offers spacious living accommodation with the benefits of full double glazing and oil central heating. The well maintained interior is entered through a front porch then into the entrance hall. There is a generous dual aspect lounge with double French doors to the rear garden and an inglenook fireplace with a multi-fuel stove. The bungalow has a separate dining room, a well appointed breakfasting kitchen with an excellent range of beech units with appliances and a useful utility room. There is a family bathroom and four double bedrooms all with fitted wardrobes and the main bedroom has an en-suite wet room.

Driveway leading to the detached garage with ample parking for a number of vehicles. Good sized enclosed gardens surrounding the property on all sides, which are mainly laid to lawns with well stocked flowerbeds and shrubberies, a large pond, a greenhouse and a garden shed.

Viewing is recommended.



Entrance Porch

6'9" x 6'9" (2.06 x 2.06)

Glazed entrance door to the front giving access to the porch which has a window either side, a tiled floor and a glazed door to the entrance hall.

Entrance Hall

Entrance hall with a built-in cloaks cupboard, two central heating radiators and access to the loft. Two power points.

Lounge

16'2" x 9'2" (4.93 x 2.79)

Spacious dual aspect reception room with a triple window to the front and double French doors giving access to the rear garden. Attractive inglenook fireplace with an oak mantelpiece, slate hearth and a multi-fuel stove. Two central heating radiators, a television point and six power points.

Dining Room

11'6" x 10'5" (3.51 x 3.18)

With ample space for a table and chairs the dining room has glass panels to the hallway and a double window to the front. Two central heating radiators, a pine panelled ceiling and three power points.

Kitchen/Breakfast Room

10'9" x 11'4" (3.28 x 3.45)

Fitted with a superb range of beech wall and floor kitchen units, which include a double glass display cabinet and ample granite effect worktop surfaces with a tiled splash back. Built-in double oven, four ring ceramic hob with a cooker hood above. Double window to the front and side with a sink and drainer below. Central heating radiator and seven power points.

Utility Room

4'8" x 6'4" (1.42 x 1.93)

Range of beech wall and floor storage cupboards, plumbing for an automatic washing machine and space for a fridge freezer. Glazed entrance door to the side, a built-in pantry and access to the loft. Two power points.

Bedroom 1

11'4" x 13'7" (3.45 x 4.14)

A spacious double bedroom with a double window to the side and a built-in double wardrobe. Central heating radiator, a television point, a telephone point and six power points.

En-Suite Wet Room

6'4" x 9'6" (1.93 x 2.90)

Fitted within a modern quality three-piece suite with an attractive tiled splash back, the wet room has a walk-in shower area with a glass screen, a low-level toilet and a wash hand basin with a vanity unit below and a mirror and light above. Frosted window to the rear, a heated towel rail and recessed ceiling spotlights.

Bedroom 2

11'9" x 10'2" (3.58 x 3.10)

Another double bedroom with a built-in double wardrobe and a window to the side. Central heating radiator and two power points.

Bedroom 3

9'8" x 10'2" (2.95 x 3.10)

A double bedroom with a window to the side and a built-in double wardrobe with sliding doors. Central heating radiator and four power points.

Bedroom 4

9'6" x 9'7" (2.90 x 2.92)

A good sized bedroom with a window to the side, a central heating radiator and a built-in shelved storage cupboard. Three power points.

Bathroom

6'4" x 9'8" (1.93 x 2.95)

A fully tiled bathroom which is fitted with a quality white three-piece suite which includes a bath with an electric shower and screen above, a toilet with a toilet roll holder and wash hand basin. Frosted window to the side, a heated towel rail and fully tiled walls.

Garage

17'4" x 9'2" (5.28 x 2.79)

With an up and over door giving access to the garage which has a window to the rear, lighting and power connected.

Gardens

Private driveway offering ample parking for a number of vehicles in front of the garage. Burnside is surrounded by gardens on all sides, which consists of lawns, well stocked heather beds, a timber garden shed, green house and a large pond. Large patio to the rear taking advantage of the views over the gardens.

Home Report

To log into view the full home report see below access details:

www.packdetails.com

Reference: HP700364

Postcode: TD14 5TP

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full oil fired central heating.

All mains services are connected except for gas.

Council tax band F.

Energy Rating D (57)

Freehold

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
1466 sq.ft. (136.2 sq.m.) approx.



TOTAL FLOOR AREA: 1466 sq ft. (136.2 sq m.) approx.

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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