



# 1 Manse Road

Eyemouth, Berwickshire, TD14 5JE

Offers Over £225,000

An excellent opportunity to acquire a substantial mixed use property in a prime location in the heart of Eyemouth, boasting stunning harbour views and of the fishing boats. The building comprises of two ground floor retail units, offering strong investment potential. One unit is currently tenanted by Melrose and Porteous solicitors, while the other provides an opportunity for additional rental income or owner occupation.

Above, the spacious first floor apartment features a well proportioned layout including an entrance hall, generous living room, kitchen/breakfast room, two double bedrooms, a shower room, bathroom and a useful store room. The property benefits from gas central heating and double glazing throughout.

Externally, there is convenient side parking, a rear yard, and two large outbuildings which offer excellent storage, or present potential for further development or extension.

Given its prominent position and exceptional views, the property also offers significant scope for redevelopment, including the possibility of conversion into multiple apartments (subject to the necessary permissions).

Early viewing is highly recommended to fully appreciate the potential on offer.



## Entrance Hall

8'6 x 10'3 (2.59m x 3.12m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing.

## Shower Room

9'3 x 6'2 (2.82m x 1.88m)

Fitted with a double shower cubicle and it has plumbing for an automatic washing machine. Door to storage cupboard.

## Storage Cupboard

9'8 x 6'2 (2.95m x 1.88m)

Offering excellent storage and offering the potential to extend the accommodation if required.

## First Floor Landing

The landing has a window at the front and rear and it also gives access to the loft. Cloaks hanging area and a central heating radiator.

## Living Room

20' x 14'3 (6.10m x 4.34m)

A spacious dual aspect reception room with two windows at the front and side of the property with fine open views of the harbour and surrounding areas. Coal effect gas fire sitting on a tiled hearth.

## Kitchen/Breakfast Room

15'2 x 11'9 (4.62m x 3.58m)

A spacious kitchen with ample space for a table and chairs, it is fitted with a range of wall and base units with ample worktop surfaces. Stainless steel sink and drainer below the double window to the side, there is also a window at the rear. Built-in shelved storage cupboard and an airing cupboard housing the central heating boiler. Central heating radiator.

## Bedroom 1

14'7 x 9' (4.45m x 2.74m)

A double bedroom with a window at the front with a central heating radiator below. Built-in shelving and a hanging rail.

## Bedroom 2

14' x 8'8 (4.27m x 2.64m)

Another double bedroom with a double window to the rear with a central heating radiator below.

## Bathroom

9'9 x 5'2 (2.97m x 1.57m)

Fitted with a three piece suite, which includes a toilet, a wash hand basin and a bath. Central heating radiator with a towel rail above. Double window at the side.

## Outside

There is parking at the side of the property and a yard at the rear. Two large outbuildings offering excellent storage and the potential to develop or extend the accommodation.

## Shops

There are two retail shops on the ground floor, one is currently empty and the other is currently being rented to Melrose and Porteous solicitors/estate agents.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.





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