

Taobhe Na Mara

2 HINKAR WAY, EYEMOUTH, TD14 5EQ



A stunning four-bedroom detached house located in the picturesque coastal town of Eyemouth



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McEwan Fraser Legal is delighted to present Taobhe Na Mara, a stunning four-bedroom detached house located in the picturesque coastal town of Eyemouth. Offering breathtaking views over the sparkling sea, this remarkable property provides the perfect combination of luxurious living and captivating scenery.

THE ENTRANCE



As you step into Taobhe Na Mara, you will be greeted by a sense of elegance and style. The first floor boasts three spacious double bedrooms, each offering comfort and tranquillity. One of the bedrooms has been thoughtfully transformed into a versatile gym, providing you with a convenient space to stay active and fit. Additionally, a well-appointed study offers a private retreat for work or relaxation.

BEDROOM 2



BEDROOM 3



BEDROOM 4/GYM & THE STUDY



The sunroom invites an abundance of natural light, creating a warm and inviting atmosphere. You will also find a family bathroom on this floor alongside an en suite in one of the bedrooms. Completing the first floor is a utility room, ensuring practicality and convenience are never compromised. Throughout the communal spaces, you'll find stunning hardwood floors, adding a touch of sophistication to the home.

THE SUNROOM



THE BATHROOM & UTILITY





Ascending to the second floor, you'll discover the heart of the home, a large open-plan kitchen and living room designed for both comfort and entertainment. The kitchen is a chef's dream, featuring modern appliances, ample counter space, and stylish cabinetry. Whether you're preparing a gourmet meal or enjoying a casual breakfast, the kitchen effortlessly combines functionality with elegance.

THE KITCHEN





The living room offers a cosy retreat, ideal for unwinding after a long day. However, what sets Taobhe Na Mara apart is its expansive wrap-around balcony.

THE LIVING ROOM

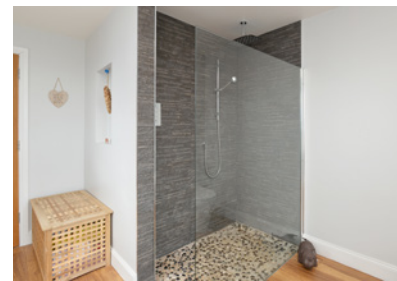


THE BALCONY



The true gem of the second floor is the master bedroom, a luxurious sanctuary that exudes comfort and relaxation where you can indulge in the breathtaking views of the sea. The master bedroom is found here which includes a modern en-suite with his and hers sinks and a large shower, all done to very high standards.

THE MASTER BEDROOM

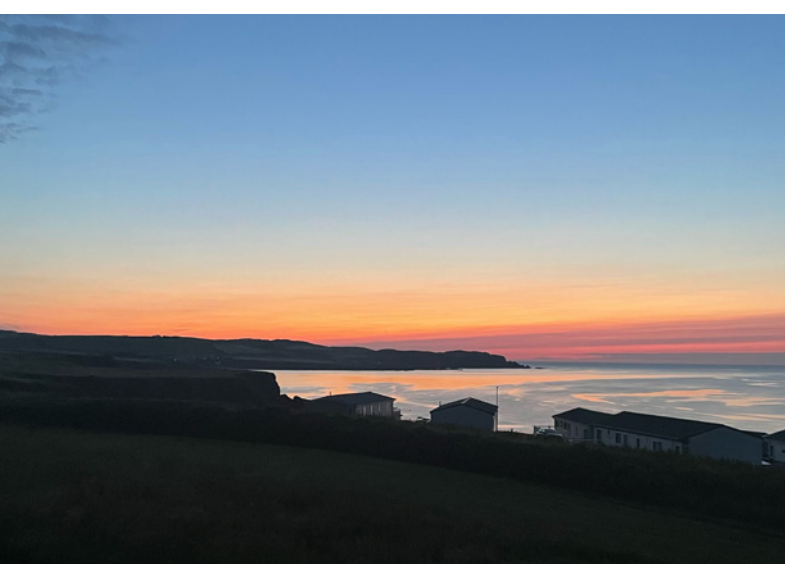


Taobhe Na Mara is more than just a house, it is a sanctuary where modern luxury meets breathtaking natural surroundings. Don't miss the opportunity to make this exceptional property your own and experience the serenity and beauty of coastal living.

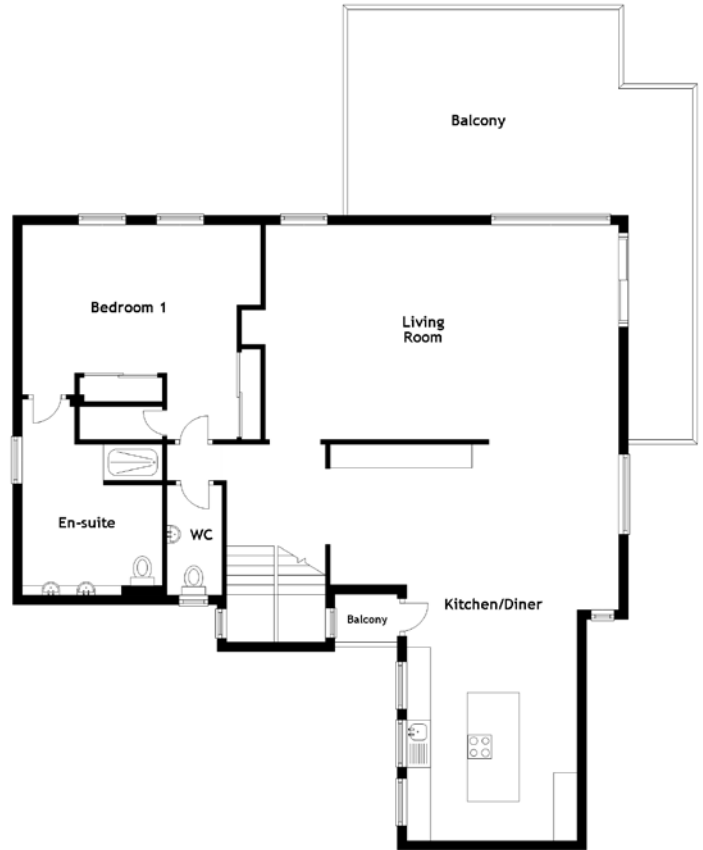
In addition, the property includes a garage and ample driveway space. The garden wrapping around the house is perfect for the family and the land next to the property can be purchased by separate negotiation.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

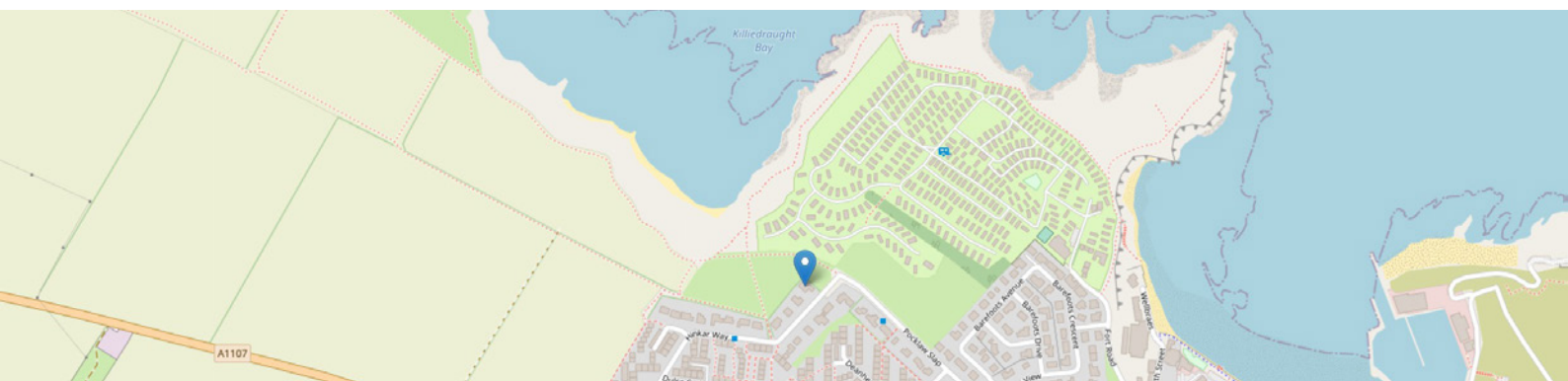


Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Bedroom 2	4.97m (16'4") x 4.49m (14'9")
En-suite	2.28m (7'6") x 1.17m (3'10")
Bedroom 3	4.64m (15'3") x 3.44m (11'3")
Bedroom 4/Gym	4.46m (14'8") x 3.77m (12'4")
Study	4.49m (14'9") x 2.26m (7'5")
Sun Room	4.88m (16") x 4.46m (14'8")
Bathroom	3.28m (10'9") x 1.75m (5'9")
Utility	3.28m (10'9") x 2.39m (7'10")

First Floor	
Kitchen/Diner	8.40m (27'7") x 6.04m (19'10")
Living Room	7.99m (26'3") x 4.48m (14'8")
Master Bedroom	4.78m (15'8") x 4.28m (14'1")
En-suite	4.15m (13'7") x 2.97m (9'9")
WC	2.33m (7'8") x 0.98m (3'3")
Garage	9.15m (30') x 4.49m (14'9")

Gross internal floor area (m²): 267m²
EPC Rating: D



THE LOCATION

Eyemouth is situated within close proximity to the A1 providing easy commuting distance to Edinburgh, Dunbar and Berwick upon Tweed. The village is a thriving community which offers a range of local services including pubs, shops, primary school and doctor's surgery, medical centre, dentist and leisure centre with swimming pool.





There is a newly built secondary school in Eyemouth and a range of private educational establishments in East Lothian, Edinburgh and Berwick. Coldingham Sands and St. Abb's Head lie about a mile and a half to the East and Berwick upon Tweed is a short drive to the south, providing further facilities, including a mainline railway station with regular services to Edinburgh, Newcastle and London. Edinburgh provides all the amenities you would expect from Scotland's capital city. The surrounding area is ideal for the outdoor enthusiast in many sports and activities.

Eymouth has its own local golf course, with the renowned links courses at Gullane and Muirfield located further up the coast. Coldingham has a beautiful sandy beach complete with picturesque beach huts and the nature reserve at St. Abbs Head has some of the best diving in British waters. Sea fishing is available at Eyemouth and river fishing on the Tweed and Whiteadder. There is an abundance of short and long walking routes in the area.




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