

1 bedroom flat for sale, West End Place, Tweedmouth, Berwick Upon Tweed TD15 (85



Location **Scotland, Berwickshire**
<https://www.freeadsz.co.uk/x-162799-z>

Located in a popular residential area within easy walking distance to the centre of Berwick, this immaculate ground floor flat would make ideal home for a first time buyer or a retired person. The present owner has totally modernised and upgraded the property offering well proportioned living accommodation which is ready to walk into. The accommodation comprises of a modern kitchen with appliances and an eating area, a good sized living room with a modern gas fire, a bathroom with a quality white bathroom suite and a double bedroom. The flat also benefits from full double glazing and gas central heating. Off road parking for one car and a large fully enclosed garden to the rear with a garden shed. Early viewing is recommended. Entrance Hall Partially glazed entrance door to the front to the 'L' shaped hall. Walk in cupboard with a cloaks hanging area. Central heating radiator. One power point. Kitchen / Breakfast Room (3.78m x 2.16m (12'5" x 7'1")) A good sized kitchen fitted with an excellent range of modern white wall and floor kitchen units, with spacious worktop surfaces with a tiled splash back. Built in oven, four ring electric hob with cooker hood above. Stainless steel sink and drainer. Plumbing for an automatic washing machine. Wall mounted gas combi boiler. Central heating radiator. Window to side and rear. Telephone point. Space for a fridge freezer. Seven power points. Living Room (5.00m x 3.86m (16'5" x 12'8")) With an attractive fireplace with pine surround, marble inset and hearth and coal effect gas fire. Built in recess to the side. Central heating radiator. Double window to the rear. Six power points and T.V point. Bathroom (2.21m x 1.73m (7'3" x 5'8")) Fitted with a quality white three piece suite which includes a bath with Triton electric shower and shower screen above. W.c, wash hand basin with tilt mirror above and shaver socket to the side. Frosted window to the front. central heating radiator. Bedroom 1 (3.05m x 4.19m (10'0" x 13'9")) A double bedroom with a window to the side. Built in shelved cupboard. Central heating radiator. 5 Power points. Garden Large enclosed level garden to the rear of the flat which has been laid down to lawns. There has been leylandia hedging planted along the boundary, which in time will create privacy. Off road parking for one car. Garden shed which is being included in sale. Additional Notes Full Double Glazing. Full Gas Central Heating. All mains services connected. Leasehold. Agents Notes OFFICE OPENING HOURS Monday - Friday 9.00 am - 5.00 pm Saturday 9.00 am - 1.00 pm 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. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website

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