



## 74 Shielfield Terrace

Tweedmouth, Berwick-upon-Tweed, TD15 2EE

Offers In The Region Of £350,000

**\*\*NO UPWARD CHAIN, SO AN EARLY ENTRY DATE CAN BE NEGOTIATED\*\***

Located in a sought after residential area, within easy walking distance to the town, railway station, schools and the Tweed estuary. This attractive stone built period semi-detached house is beautifully presented. It would make a stunning family home, with generous reception spaces. The property retains many original period features, including; marble fireplaces, ornate cornice and ceiling roses, oak carved staircase and pitched pine doors and skirting boards.

**\*\*IMMACULATE INTERIOR\*\***

The house is entered into a vestibule with an attractive tiled floor, which leads to the entrance hall with the oak carved staircase and the downstairs cloakroom. Stunning bright lounge with the original marble fireplace with wood burning stove, a bay window, ornate cornice and ceiling rose. There is a separate dining room with ample space for a table and chairs and giving access to a modern, contemporary dual colour kitchen/breakfast room with appliances, which was installed in 2022.

The present owners added a beautiful garden room in 2015, which takes advantage of the views over the rear gardens and has a vaulted ceiling and a log burning stove.

On the first floor is a quality bathroom and three good sized bedrooms, the main two bedrooms have original marble fireplaces.

There is a large loft with the potential to extend the accommodation subject to planning approval.

Paved courtyard to the side of the property and enclosed garden to the rear, with paved sitting areas, a decked area in the rear garden overlooking lawns and flowerbeds. There is a large storage area under the garden room and a garage offering 'off road' parking and additional storage.

The house benefits from full double glazing and gas central heating.

**\*\*VIEWING HIGHLY RECCOMENDED\*\***



## Vestibule

6'1 x 3'3 (1.85m x 0.99m)

Entrance door to the front giving access to the vestibule which has attractive tiled floor and the door to the entrance hall.

## Entrance Hall

22'5 x 5'5 (6.83m x 1.65m)

With an attractive oak carved staircase to the first floor landing, the entrance hall has a central heating radiator, a cloaks hanging area, two power points and a telephone point.

## Cloakroom

4'1 x 5'8 (1.24m x 1.73m)

Fitted with a white two piece suite which includes a toilet and a wash hand basin with a vanity unit. Frosted window to the rear and a heated towel rail.

## Lounge

19'2 x 14'1 (5.84m x 4.29m)

A stunning reception room with an ornate cornice and a ceiling rose and an inglenook fireplace with a marble surround and a multifuel stove. Built-in shelved recess to the side of the fireplace. Bay window to the front, two central heating radiators, a telephone point and eight power points.

## Dining Room

12'8 x 11'6 (3.86m x 3.51m)

Ample space for a table and chairs the dining room has an inglenook fireplace with a marble hearth and a built-in storage to the side. Window to the rear with shelving below. Central heating radiator and six power points.

## Kitchen/Breakfast Room

22'8 x 8'2 (6.91m x 2.49m)

Fitted with a superb range of dual colour handleless wall and floor units with under unit lighting and granite worktop surfaces with a tiled splash back. One a half bowl sink, an integrated dish and automatic washing machine, two built-in ovens, with the top having a oven and microwave

combination. Five ring gas hob with a cooker hood above. Two windows to the side and two full length windows and a glazed entrance door and ten power points.

## Garden Room

14'8 x 12'8 (4.47m x 3.86m)

A superb addition to the house which has three windows to the rear and one to the side taking advantage of the views over the garden. The garden room has a vaulted ceiling and a log burning stove sitting on a marble hearth. Eight power points and a television point.

## First Floor Landing

8'8 x 5'9 (2.64m x 1.75m)

Giving access to all the rooms on the first floor level.

## Bedroom 1

16'3 x 11'7 (4.95m x 3.53m)

A large double bedroom with an attractive marble fireplace with a cast iron and tiled inset and hearth, a built-in shelved storage cupboard to the side of the fireplace. The bedroom has an attractive ceiling rose and cornice and a window to the front shelving below. Central heating radiator, six power points and a television point.

## Bedroom 2

12'7 x 12' (3.84m x 3.66m)

A generous double bedroom with coving on the ceiling and a marble fireplace. Window to the rear, a wash hand basin with shelving and a mirror above. Four power points.

## Bedroom 3

8' x 8'4 (2.44m x 2.54m)

A small double bedroom with a window to the front with shelving below, a central heating radiator and four power points.

## Bathroom

5'4 x 6'7 (1.63m x 2.01m)

Fitted with a white three piece suite which includes a bath with an electric shower and screen above, a toilet and a



wash hand basin with a medicine cabinet above. Heated towel rail, recessed ceiling spotlights and a leaded glass window to the rear.

## Loft

A large loft with the potential to extend the accommodation subject to planning approval.

## Garage

A single garage located to the rear of the property with 'off road' parking.

## Garden

Small garden at the front of the property and a paved sitting area to the side. Enclosed rear garden with a decked sitting area overlooking a lawn with flowerbed surrounds. There is storage under the garden room for garden equipment.

## General Information

Full double glazing.

Full gas central heating, new boiler in 2021.

All fitted floor coverings are included in the sale.

Curtains and blinds can be bought by separate negotiation.

All mains services are connected.

Council tax band C.

Tenure Freehold.

EPC: D (62)

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

### 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.





GROUND FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 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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