



## 3 St Aidens House

Berwick-Upon-Tweed, TD15 1HR

**Price Guide £275,000**

We are pleased to bring to the market this spacious two bedroom maisonette, which is located in the highly sought after St Aidens House on the historic town walls in Berwick-upon-Tweed. The accommodation in this delightful maisonette is set on the first and second floor levels offering picturesque views of the River Tweed and the walls.

Access to the apartment is through the communal gardens at the front of the property where there is designated parking for two cars. Communal entrance door serving two apartments with an entry phone to stairs to the first floor level where the apartment is located. The immaculate accommodation comprises of two generous double bedrooms on the first floor level, the main bedroom is dual aspect and has views of the Tweed and a fitted double wardrobe, also on this level is a modern bathroom. On the second floor is a large open plan living room/kitchen/dining area which are dual aspect with Tweed views and creating a very sociable living space. The kitchen is fitted with an excellent range of modern grey units with integrated appliances and ample space for a table and chairs. The living room has a vaulted ceiling with arched windows to the front and rear. Also on this level is a useful cloakroom.

This immaculate maisonette has the benefits of full double glazing and gas central heating, quality fixtures and fittings throughout, which includes Kardean flooring.

Don't miss this opportunity to own a piece of history in a sought-after location with stunning views. St Aidens House is a true gem waiting for the right owner to make it their own.

Contact us today to arrange a viewing and start envisioning your life in this wonderful property.



## Entrance Hall

4'5 x 18'9 (1.35m x 5.72m)

Communal entrance door with a door entry phone system giving access to stairs to the first floor where the apartment is located. There is a useful storage cupboard next to the communal entrance door. The flat entrance hall has a door entry phone, a cupboard housing the fuse box and two central heating radiators. Two windows to the rear with a view of the River Tweed. Two power points.

## Bedroom 2

10'8 x 10'5 (3.25m x 3.18m)

A good sized double bedroom with two windows to the rear, a central heating radiator and six power points.

## Bathroom

7'6 x 7'8 (2.29m x 2.34m)

Fitted with a modern white three piece suite which includes a toilet, a bath with a shower and screen above and a wash hand basin with a vanity unit below. Recessed ceiling spotlights and a heated towel rail.

## Bedroom 1

15'7 x 13'5 (4.75m x 4.09m)

A spacious dual aspect double bedroom with a double window to the rear and three windows to the front with a deep windowsill overlooking the River Tweed and the communal gardens. Built-in double wardrobe and a shelved airing cupboard housing the central heating boiler. Central heating radiator and eight power points.

## Open Plan Living Room/Kitchen

### Living Room

17'6 x 14'7 (5.33m x 4.45m)

A spacious dual aspect reception room with Kardean flooring and two arched windows to the rear and three to the front with views of the Tweed and the surrounding countryside. The living has a vaulted ceiling with recessed ceiling spotlights, a television point, a telephone point, a central heating radiator and eight power points.

## Kitchen/Dining Area

15'6 x 17'7 (4.72m x 5.36m)

With ample space for a table and chairs, the kitchen area has quality light grey modern kitchen units with spacious worktop surfaces. Belfast sink with a mixer tap, five ring induction hob with a cooker hood above, a built-in oven and integrated dish washing and automatic washing machines. Two central heating radiators, two velux and arched windows to the front and rear of the property, with Tweed views. Recessing ceiling spotlights and ten power points.

## Cloakroom

11'6 x 4' (3.51m x 1.22m)

Fitted with a white two piece suite which includes a low-level toilet and a wash hand basin. Central radiator and a skylight to side. Recess ceiling spotlights.

## Gardens

Large communal gardens at the rear of the property is an enclosed courtyard. There is a lawn area and two designated parking spaces for the property.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are include in the sale.

All mains services are connected.

Council tax band C.

Tenure- Leasehold end date 01/01/3018.

EPC: C (73)

## Agency Details

### 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.

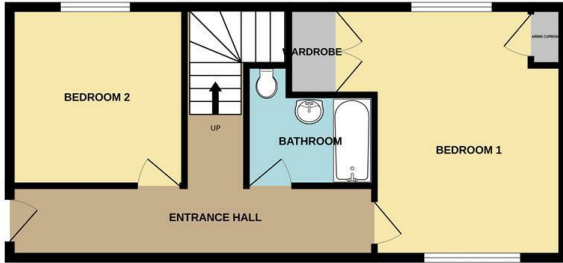


This brochure including photography was prepared in accordance with the sellers' instructions.





FIRST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



SECOND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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