



26 Blakewell Gardens

Tweedmouth, Berwick-upon-Tweed, TD15 2HJ

Price Guide £120,000

An excellent opportunity to purchase this spacious two bedroom first floor apartment, which is located in a sought after residential area within walking distance to the centre of Berwick-upon-Tweed and lovely walks along the River Tweed. The property has views of the Border Bridge and offers ideal living accommodation for a first time buyer, or as a retirement home. The apartment has the benefits of full double glazing and gas central heating.

The well proportioned interior comprises of a generous living room with a picture window with views of the Border Bridge and a fireplace with a gas fire. There is a breakfasting kitchen with medium oak units with appliances, a shower room and two double bedrooms. Enclosed garden at the rear with a lawn, a gravelled sitting area and a garden shed.

Viewing is recommended.



Entrance Hall

Partially glazed entrance door to the side of the property giving access to the hall, which has a central heating radiator and stairs to the first floor landing.

First Floor Landing

8'4 x 4'6 (2.54m x 1.37m)

Access to the loft and one power point.

Living Room

14'2 x 13'4 (4.32m x 4.06m)

A spacious reception room with a triple window to the front with views of the Border Bridge. Pine carved fireplace with a wall mounted gas fire with a back boiler. Built-in shelved storage cupboard to the side of the fireplace and a separate shelved storage cupboard. Central heating radiator and six power points.

Kitchen/Breakfast Room

10' x 11' (3.05m x 3.35m)

Fitted with a range of medium oak wall floor kitchen units with granite effect worktop surfaces with a tiled splashback. One and a half bowl sink and drainer below one of the two windows to the rear. Electric cooker with a cooker hood above, plumbing for an automatic washing machine and a fridge and freezer. Built-in double airing cupboard housing the hot water tank, a central heating radiator and eight power points.

Bedroom 1

11' x 14'9 (3.35m x 4.50m)

A double bedroom with a double window to the front with views of the Border Bridge. Central heating radiator and a built-in shelved storage cupboard. Four power points.

Bedroom 2

10'7 x 11'2 (3.23m x 3.40m)

Another double bedroom with a window to the rear, a central heating radiator and four power points.

Shower Room

7'5 x 5'9 (2.26m x 1.75m)

Fitted with a white three-piece suite which includes a corner shower cubicle with an electric shower, a wash hand basin with a mirror above and a vanity below and a toilet with a cupboard to the side. Central heating radiator and a frosted window to the rear.

Garden

A generous sized enclosed rear garden with a garden shed, a lawn and gravelled sitting areas.

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

Tenure- Leasehold -Lease End Date 28 Sep 2126.

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

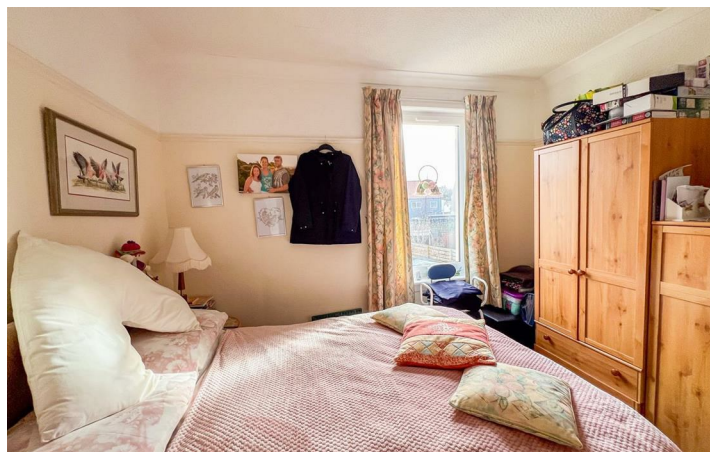
Saturday Viewings 12.00pm - 1.00pm

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.



GROUND FLOOR
40 sq.ft. (3.7 sq.m.) approx.



FIRST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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