



## 10 Billendean Road

Spittal, Berwick-upon-Tweed, TD15 1QS

**Offers In The Region Of £85,000**



Within walking distance to the beach and local shopping, this one bedroom ground floor apartment would make an ideal home for a first time buyer, or a retired person. The property has a sea view and generous gardens at the front and rear.

The interior is in need of some general modernisation and upgrading and comprises of a spacious living room with a multi-fuel stove, a kitchen/dining area, a bathroom and a double bedroom. The property has double glazing and gas central heating.

Viewing is recommended.



## Entrance Hall

3'10 x 16'3 (1.17m x 4.95m)

Partially glazed entrance door to the side of the property giving access to the hall, which has a built-in storage cupboard, a central heating radiator and a cloaks hanging area. Telephone point and one power point.

## Living Room

13'6 x 14'7 (4.11m x 4.45m)

Good sized reception room with a double window to the front with a central heating radiator below, the living room has a multi-fuel stove with a recess to the side. Television point and six power points.

## Kitchen/Dining Area

18'3 x 9'1 (5.56m x 2.77m)

Fitted with a range of wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Space for a cooker with a cooker hood above and plumbing for an automatic washing machine. Wall mounted central heating boiler, two windows to the rear with a view of the sea and over the rear garden. Partially glazed entrance door to the side. Central heating radiator and five power points.

## Bathroom

5'5 x 7'4 (1.65m x 2.24m)

Fitted with a white three piece suite which includes a bath with an electric shower and shower rail above, a wash hand basin below the frosted window to the rear and a toilet. Central heating radiator.

## Bedroom

13'6 x 10'1 (4.11m x 3.07m)

A double bedroom with a window to the front with a central heating radiator below. Four power points.

## Gardens

Large gardens to the front and rear of the property with requires landscaping.

## General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Leasehold.

EPC: TBC

Council Tax band A.

## 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  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 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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