



## 31 Riverdene

Tweedmouth, Berwick-upon-Tweed, TD15 2JD

**Asking Price £180,000**



Located at the end of this quiet cul-de-sac, this delightful detached three bedroom house presents an ideal family home with stunning open views of the River Tweed and the iconic Border Bridge. This property offers ample space for family living, which has the benefits of full double glazing and gas central heating.

The house is in need of some modernisation and upgrading. However, it offers huge potential to create a comfortable home in a prime position, as it is within walking distance to the centre of Berwick-upon-Tweed and lovely walks along the River Tweed.

The interior of the house comprises of a generous living room with French doors giving access to the rear garden, a kitchen/breakfast room with beech units and ample space for a table and chairs and a cloakroom. On the first floor is a modern shower room and three bedrooms, two are double and the main bedroom has fitted wardrobes. The property boasts a fully board loft & ladder for access to assist with any storage needs.

Generous garden at the front and rear of the house which are mainly laid to lawns. Single garage with parking on a driveway for two cars.

This property is perfect for those seeking a peaceful lifestyle while still being close to the conveniences of town. The picturesque surroundings and the charm of the River Tweed make this home a truly special place to live. Whether you are a growing family or simply looking for a serene retreat, this house offers a wonderful opportunity to enjoy the best of both worlds. Don't miss the chance to make this charming residence your own.





## Entrance Hall

16'4 x 5'8 (4.98m x 1.73m)

Entrance door to the front giving access to the hall which has a window to the side, a central heating radiator and stairs to the first floor landing with a built-in understairs cupboard. One power point.

## Cloakroom

4'8 x 4'8 (1.42m x 1.42m)

Fitted with a wash hand basin and a toilet, the cloakroom has a frosted window to the side and a central heating radiator.

## Living Room

15'6 x 12'9 (4.72m x 3.89m)

A good sized reception room with a window and a bay incorporating double French doors giving access to the rear garden and taking advantage of a superb views of the Border Bridge and the River Tweed. Coal effect gas fire sitting on a marble hearth. Central heating radiator and coving on the ceiling.

## Kitchen/Breakfast Room

15'9 x 7'9 (4.80m x 2.36m)

Fitted with beech wall and floor kitchen units with marble effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the double window to the front, there is also a window and a partially glazed entrance door at the side of the house. Plumbing for an automatic washing machine and a Zanussi electric cooker with a cooker hood above.

## First Floor Landing

7'9 x 6'1 (2.36m x 1.85m)

Access to the loft and a window to the side of the house.

## Bedroom 1

15'7 x 8'5 (4.75m x 2.57m)

A generous double bedroom with a double window to the rear with open views of the Border Bridge and the River Tweed. Central heating radiator, a built-in double and single wardrobe with cupboard space above.

## Bedroom 3

9'7 x 6'7 (2.92m x 2.01m)

A single bedroom with a window to the rear with superb views of the bridge and the River Tweed. Central heating radiator and a telephone point.

## Bedroom 2

12'1 x 9' (3.68m x 2.74m)

Another double bedroom with a double window to the front with a central heating radiator below.

## Shower Room

8' x 6' (2.44m x 1.83m)

Fitted with a white three-piece suite which includes a wash hand basin with a mirror above, a toilet and a corner shower cubicle with an electric shower. Medicine cabinet, a frosted window to the front, a heated towel rail and a built-in linen cupboard.

## Garage

A single garage with parking in front for two cars.

## Garden

Lawn gardens at the front and rear of the house with shrubberies. The rear garden enjoys the superb views of the Tweed.

## 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 B.

Tenure-Freehold.

Energy Rating D (67)

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00





## 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

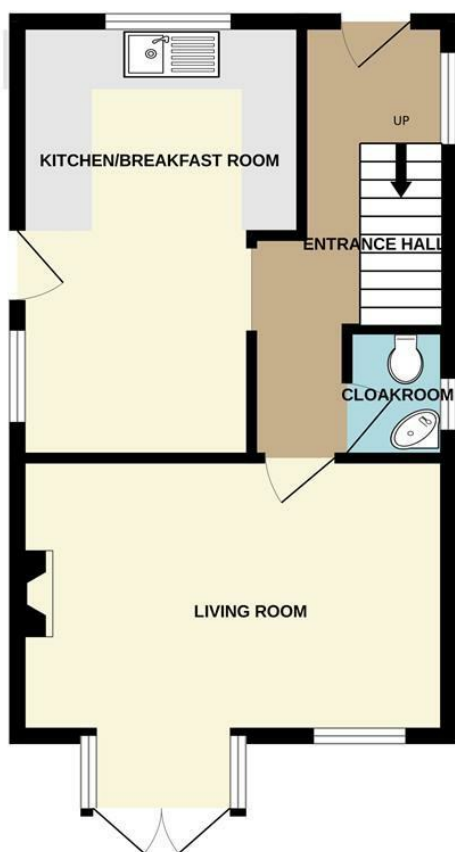




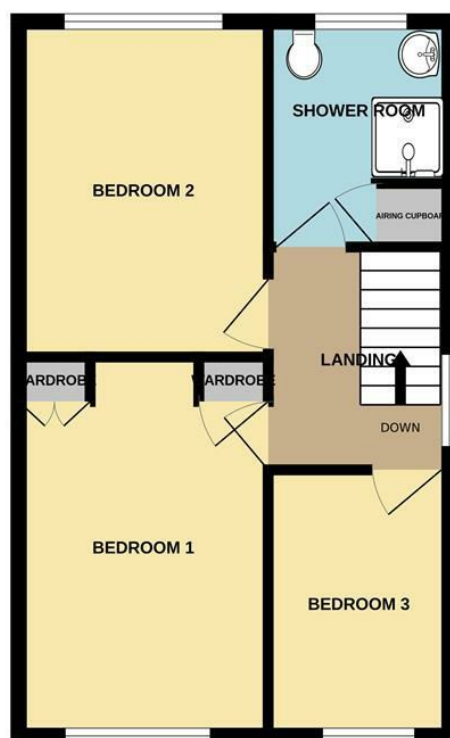




GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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