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estate agents



- Town House
- Lounge
- Utility room
- 3 Bedrooms (2 En-suite)
- Separate Garage
- Bathroom
- Dining kitchen
- Double glazing & Gas Central heating
- Sea views
- EPC Band Exempt

**9 Pier Maltings, Pier Road,
Berwick-Upon-Tweed, TD15 1JB
Guide Price £395,000**





Number 9 Pier Maltings is an impressive three-bedroom town house that forms part of a converted grade II listed building which occupies a prime waterfront position with superb southerly views over the Tweed Estuary and Northumbrian coastline. This property is contemporary in design with spacious living accommodation which is circa 2000 square feet. This property benefits from an internal elevator on the ground floor giving access to the first and second floors. There are three double bedrooms, two of which provide En-suite facilities. In addition, there is a family bathroom, utility room, large dining kitchen. The lounge occupies the top floor which benefits from outstanding coastal views. The picturesque town of Berwick-Upon-Tweed is situated on the mouth of the River Tweed and is the regions principal town, which provides a wide range of retail and leisure facilities. There is a mainline railway station providing regular services to Newcastle, Edinburgh, and London. The current owner also has a large rented garage which may be available through separate negotiation. Viewing essential

Main entrance from Pier road into communal lobby with staircase leading to inner hallway which provides access to number 9.

FRONT DOOR INTO ENTRANCE HALL:

Ceiling lighting. Large storage cupboard. Elevator (to 1st and 2nd floor.) Radiator. Built in bookcases. Fitted carpet. Staircase to upper floors. Outside next to the front door within the main hallway is a large linen cupboard.

BEDROOM 1: 16' 0" x 9' 11" (4.88m x 3.03m)

A large double bedroom with en-suite shower room. Ceiling lighting. Double glazed window to the rear. Fitted carpet. En-Suite Quadrant shower enclosure with mains fed shower. Lavatory and wash hand basin. Ceiling lighting. Xpelair. Chrome towel radiator. Ceramic tiled floor.

UTILITY ROOM: 9' 6" x 5' 3" (2.90m x 1.60m)

Handy utility space with fitted base units and stainless steel sink. Plumbed for washing machine. Radiator. Ceiling lighting. Xpelair. Ceramic tiled floor.

STAIRCASE TO 1ST FLOOR LANDING:

Ceiling lighting. Lift access. Glazed door giving access to garden. Radiator. Fitted carpet.

BEDROOM 2: 17' 9" x 11' 6" (5.40m x 3.50m)

This large master bedroom benefits from a large En-suite bathroom and separate dressing room. Walk in dressing room with built in shelving and hanging space. (approx. 12'00" x 6'00") The En-suite is fitted with a four-piece suite comprising of panelled bath, separate walk in shower enclosure with power shower, lavatory and wash hand basin. Fitted Storage unit. Chrome towel radiator. Ceiling lighting. Xpelair. Ceramic tiled floor.

2ND FLOOR LANDING:

Ceiling lighting. Staircase to 3rd floor access to lift. Timber flooring.

BATHROOM:

Family bathroom with white suite comprised of panelled bath with shower over. WC and wash hand basin. Wall lighting. Velux window. Xpelair. Chrome towel radiator. Timber flooring.

BEDROOM 3: 13' 11" x 11' 6" (4.25m x 3.50m)

Double bedroom with velux window to the rear. Fitted cupboards with hanging space and shelving. Ceiling lighting. Radiator. Timber flooring.

DINING KITCHEN: 20' 6" x 13' 9" (6.25m x 4.20m)

A beautiful spacious dining kitchen with bespoke fitted wall and base units with quartz worktops and upstand integrated Miele double oven with induction hob and dishwasher. Stainless steel sink. Ceiling lighting. Velux window to the front. Ample space for table and chairs. Timber flooring.

FOURTH FLOOR:**LOUNGE:** 26' 3" x 16' 5" (8.00m x 5.00m)

A delightful bright room with six velux windows to the front providing superb views of the Tweed Estuary and Northumbrian coastline. In addition, there are two velux windows at the rear which look onto the private walled garden. Ceiling lighting. Fitted bookcases. Radiator. Timber floor.

EXTERNAL DETAILS:

At the rear is a large private walled garden which is communal. The garden is mainly laid to lawn with a selection of established trees and perimeter wall.

AGENTS NOTE:

There is an annual management charge of approximately £150 per quarter, this fee covers cleaning of the communal areas, maintenance of the garden etc.

The property has a separate detached garage with power and lighting. In addition the current owner also has an additional large rented garage which may be available through separate negotiation.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in these particulars are included in the sale. Any appliances mentioned are however untested.

SERVICES: All Mains Services-Gas Central Heating.

TENURE: Freehold

GUIDE PRICE £395,000

COUNCIL TAX BAND: E

ENERGY PERFORMANCE CERTIFICATE: Exempt

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OFFICE HOURS: Monday – Friday 9.00am - 5.00pm
Saturday 9.00am - 2.00pm



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