



7 Pier Maltings Pier Road, Berwick-Upon-Tweed - TD15 1JB

Guide Price £420,000

PATON & CO
ESTATE AGENTS



7 Pier Maltings Pier Road

Berwick-Upon-Tweed, Berwick-Upon-Tweed

7 Pier Maltings is a striking three-bedroom townhouse in a Grade II listed building, occupying a prime waterfront position with south-facing views over the River Tweed estuary and Northumbrian coast.

- Sea Views
- Balcony
- Off-Street Parking
- Peaceful Coastal Town Location
- Successful Holiday Let
- Within a Short Walk of Amenities

ACCOMMODATION COMPRISES

Ground Floor:- Reception Hallway, Bedroom (En-Suite & Built In Wardrobes), Utility Room, Ample Storage.

First Floor:- Bedroom 2 (En-Suite & Built In Wardrobes), Bedroom 3 (Built In Wardrobes), Family Shower Room.

Second Floor:- Open Plan Kitchen / Dining Room / Sitting Room.

Outside:- Balcony, Communal Gardens, Private Parking For 1 Vehicle.

Property Description

7 Pier Maltings is a contemporary three-bedroom townhouse set within a Grade II listed building, occupying a prime waterfront position with stunning south-facing views over the River Tweed estuary and the Northumbrian coastline.

On entering, you are welcomed into a spacious entrance hall with ample storage, providing access to a ground-floor ensuite bedroom and a convenient utility room. The first floor features a further ensuite double bedroom with a charming feature beam, a second double bedroom, and a stylish family shower room.

The second floor is devoted to an open-plan living area, designed to maximise the exceptional views. This space boasts sleek cabinetry, integrated appliances, vaulted ceilings with exposed beams, and a balcony perfectly positioned for enjoying the waterfront scenery.

Externally, the property benefits from a large communal garden to the rear, a private parking space for one vehicle, and additional on-street parking directly in front of the home.

DISTANCES

Berwick Train Station 0.5 miles, Norham 8.5 miles, Kelso 24 miles, Bamburgh 19 miles, Alnwick 30 miles, Edinburgh City Centre 57 miles, Newcastle 64 miles. (All distances are approximate)





General Remarks

What3words

<https://w3w.co/ages.bound.hush>

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Services

Mains gas central heating, water, electricity and drainage.
Broadband services available.

Listing & Conservation

7 Pier Maltings is Grade II Listed and lies within a conservation area.

AGENTS NOTE

There is an annual maintenance charge of £991 for the maintenance of communal areas.

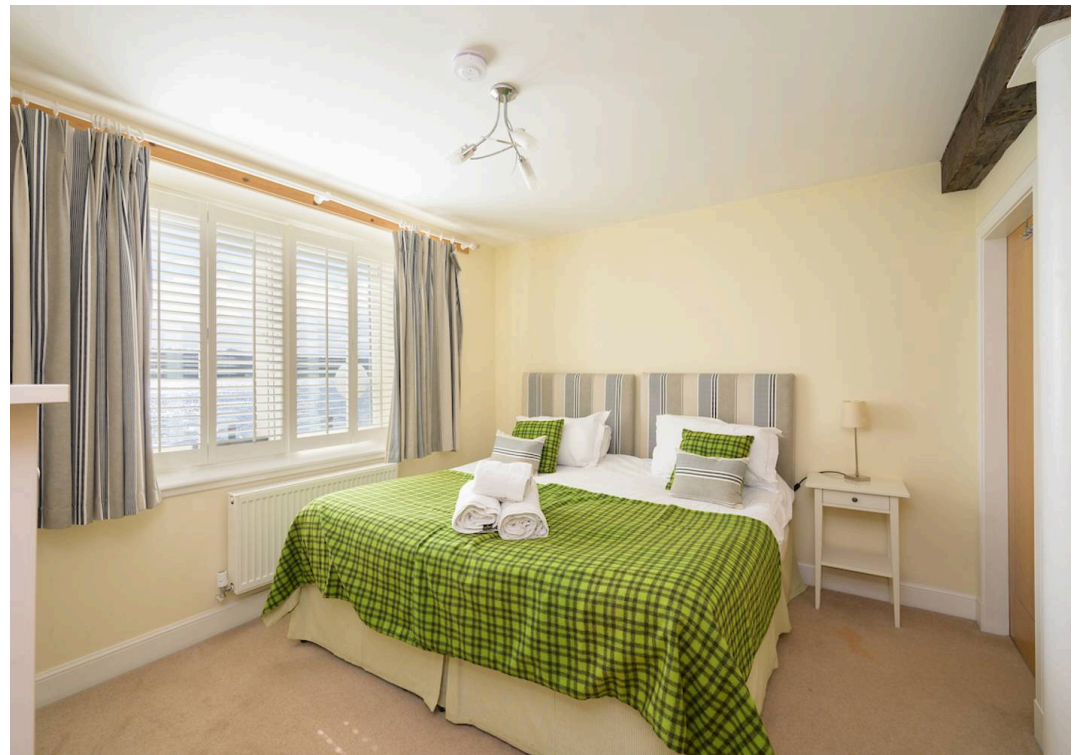


Council Tax band:

To be decided

Tenure:

Freehold





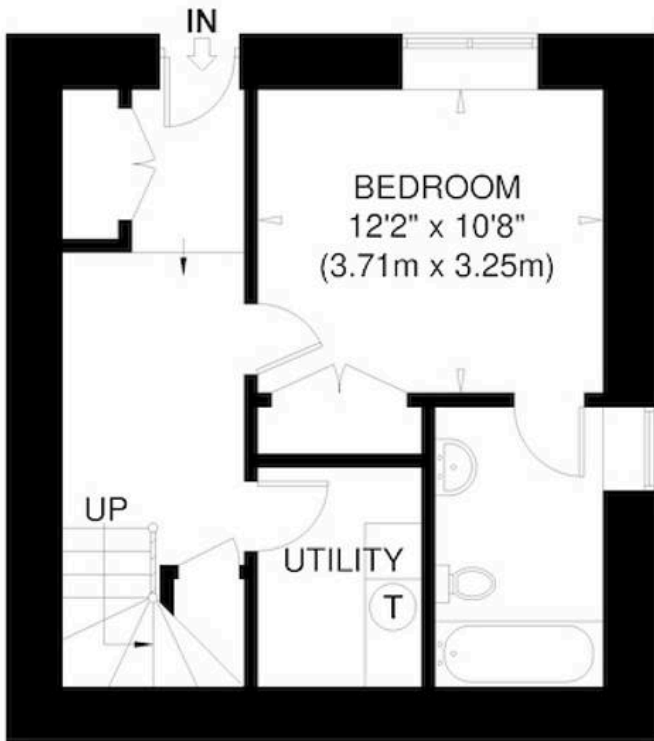
Area Insights

7 Pier Maltings enjoys a superb position beside the iconic Elizabethan walls in Berwick-upon-Tweed, within easy walking distance of the town centre, picturesque pier, and surrounding beaches. The setting offers a wonderful sense of openness while remaining close to a wide range of amenities.

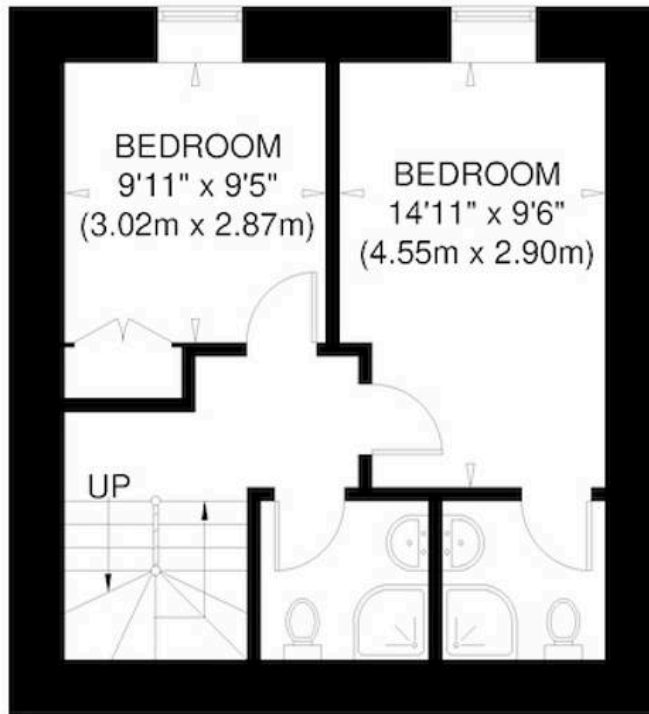
Berwick-upon-Tweed is a historic market town known for its striking architecture and excellent facilities, including a variety of shops, supermarkets, schooling for all ages, and the independent Longridge Towers School. The town also offers a great selection of cafés, restaurants, leisure facilities, and the popular Maltings Theatre & Cinema. The mainline railway station provides regular services to Edinburgh, Newcastle, and London, while the nearby A1 ensures easy road access north and south.

The surrounding area boasts the stunning Northumberland and Berwickshire coastline, with unspoilt beaches and attractions such as Lindisfarne National Nature Reserve and Bamburgh Castle within easy reach.

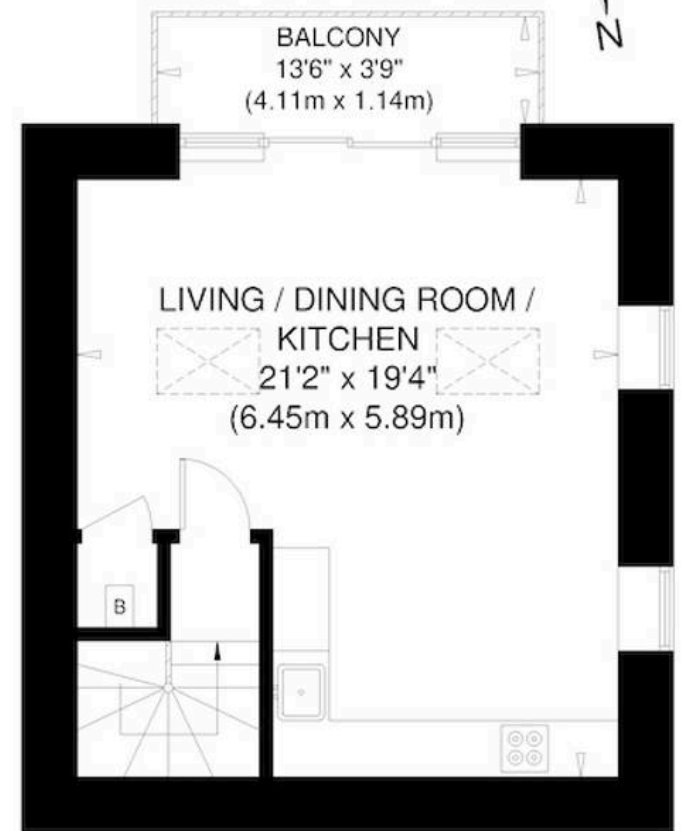
A wide range of outdoor pursuits are available locally, including walking, fishing, and golf, with Berwick Golf Club just a short walk away. Despite its excellent connections, Berwick offers a relaxed pace of life, combining coastal beauty, historic charm, and modern convenience.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 37.1 SQ M / 399 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 37.1 SQ M / 399 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 37.8 SQ M / 407 SQ FT

PIER MALTINGS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 112.0 SQ M / 1205 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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Paton & Co

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