





Flat 1 38-42 Hide Hill

Berwick-upon-Tweed, TD15 1AB

Offers In The Region Of £115,000

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Forming part of this exclusive development in the heart of Berwick-upon-Tweed, within easy walking distance to all the facilities within the town, including shops, restaurants, lovely walks along the historic walls and the railway station, this beautifully presented one bedroom first floor apartment would make an ideal property for a first time buyer, or as a holiday home/weekend retreat .

The apartment is entered through a communal entrance door with an entry phone, which leads to stairs to the first floor level, where the apartment is located. The property has been converted and modernised over the last two years, creating accommodation that is ready to walk into, with the benefits of double glazing and electric heating. The accommodation comprises of an entrance hall with a useful storage cupboard, an open plan living room/kitchen with an excellent range of modern kitchen units with appliances and ample space for furniture. There is a generous double bedroom and a modern shower room.

Viewing is highly recommended.







Communal Hall

Main entrance door with a door entry phone system giving access to the communal hall, stairs to the first floor level where the flat is located.

Living room/kitchen

15'7 x 17'4 (4.75m x 5.28m)

A spacious open plan room which has two windows at the front making it a bright and airy room. The kitchen area is fitted with a superb range of modern dual colour wall and floor units with granite affect worktop surfaces. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated automatic and dish washing machines and space for a fridge freezer. Electric heater, a television point and 13 power points.

Bedroom

9'3 x 11'3 (2.82m x 3.43m)

A good sized double bedroom with a window at the front and an electric heater. Television point and six power points.

Shower Room

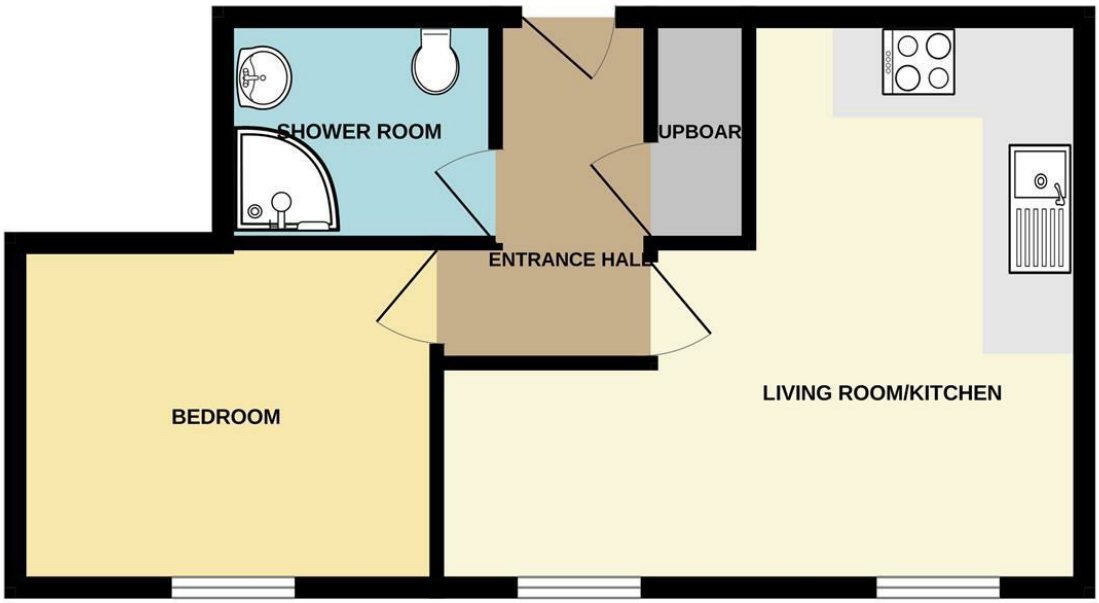
6' x 7'3 (1.83m x 2.21m)

Fitted with a modern white three-piece suite, which includes a corner shower cubicle with an electric shower, a wash hand basin with a mirror with a light above and a low-level toilet. Heated towel rail.

General Information

Full double glazing.
Full electric heating.
All fitted floor coverings are included in the sale.
Furniture can be bought by separate negotiation.
Tenure-Leasehold 999 year lease.

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.4 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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