



31 Spittal Quay, Dock Road

Guide Price £936,000

**PATON & CO**  
ESTATE AGENTS



## 31 Spittal Quay

Dock Road, Berwick-upon-Tweed

Paton & Co are delighted to present this impressive new build end-of-terrace townhouse by the highly regarded developer GMCraig, forming part of the exclusive Spittal Quay development on the banks of the River Tweed.

- South facing roof top terrace off 3rd floor living room
- 3x river facing balcony
- Large open plan kitchen / dining sitting room leading on to private river facing garden with direct access onto the jetty.
- 4 bedrooms
- Under floor heating from ground source heat pump
- Solar PV
- Luxury fully fitted kitchen
- Luxury fully tiled bathrooms
- Direct access on to the sandy beach

## Property Description

Arranged over four beautifully designed levels and extending to approximately 208 sq m (1,920 sq ft), this contemporary home offers spacious, versatile accommodation perfectly suited to modern family living or those seeking a stylish coastal retreat.

The entrance welcomes you into a bright and well-proportioned hallway, leading through to a generous dining room and an open-plan kitchen designed to be both functional and sociable. Fitted with high-quality cabinetry and integrated appliances, the kitchen provides ample workspace and storage, while the layout ensures easy flow for everyday living and entertaining. A cloakroom and useful storage complete the ground floor.

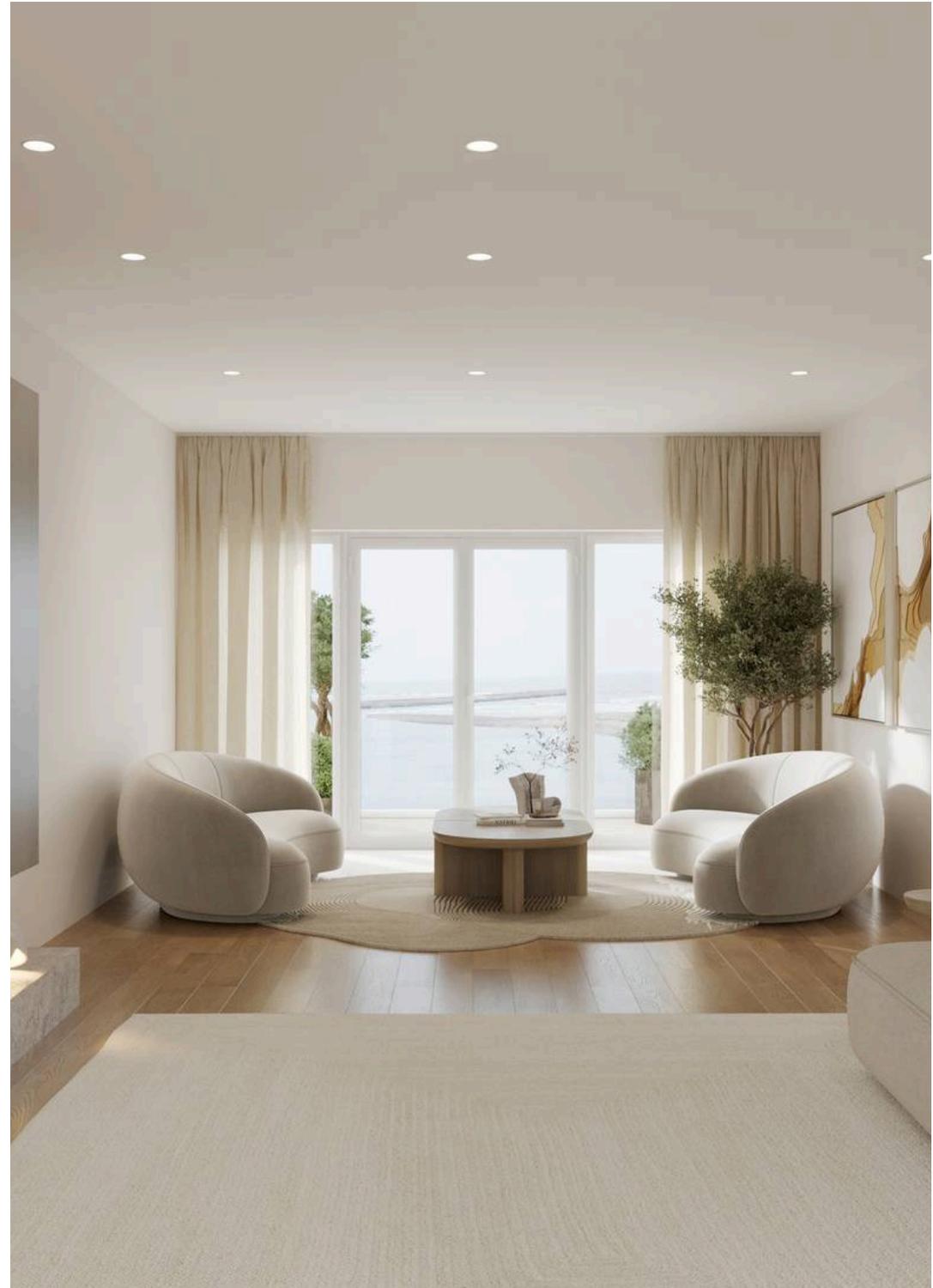
On the first floor, two well-sized bedrooms are accompanied by a contemporary family bathroom and a dedicated study, ideal for home working or quiet retreat space. Both principal rooms benefit from access to a balcony, allowing you to enjoy fresh coastal air and views towards the river.

The second floor offers two further double bedrooms, including a spacious principal suite, alongside a stylish bathroom finished with modern fixtures and fittings. Again, access to a balcony enhances the sense of light and connection to the surrounding waterfront setting.

The top floor is a superb living space, spanning the full depth of the property. This impressive sitting room opens onto a large balcony terrace, creating a wonderful area for relaxing, entertaining, or simply enjoying the elevated outlook across the River Tweed and towards the North Sea.

Externally, 31 Spittal Quay enjoys additional privacy and a desirable corner position within the development. Private outdoor balcony spaces on multiple levels provide excellent opportunities for alfresco dining and relaxation. Allocated parking is included.

Please note: Computer-generated images are used within the marketing of this development and are intended to represent the developer's vision. Some images may be taken from previously completed properties within the same development to demonstrate the specification and finish.







## Local Area

Spittal Quay is positioned in Spittal which sits on the coastline of Berwick-Upon-Tweed. This scenic location is within a moments walk to what is considered to be one of the best beaches in Northumberland, with stunning coastal views towards the east of Berwick's pier and lighthouse. The historic market town of Berwick-Upon-Tweed is known for its beautiful architecture and rugged coastlines with unspoilt beaches. The ancient town has an expansive range of amenities with five national supermarkets and local shops.

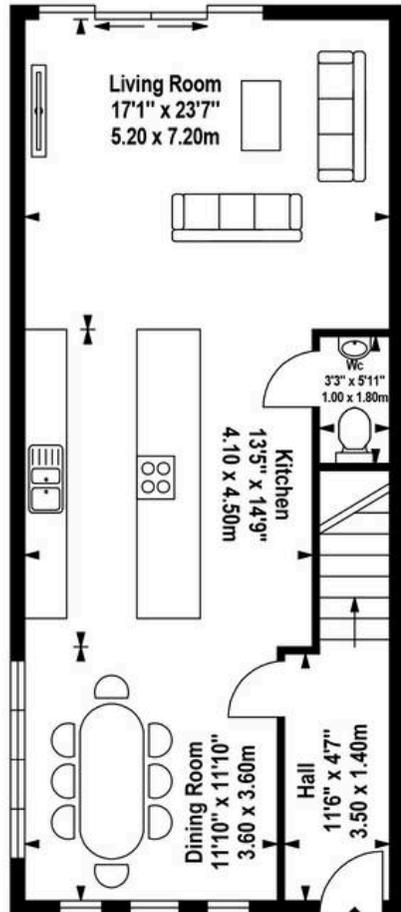
The area offers schooling for all ages with an array of first schools, a local high school or alternatively the well-regarded private school Longridge Towers. Berwick also has a large selection of sports clubs, public houses, restaurants, cafes and the Maltings theatre and cinema.

The local area has an extensive range of popular attractions and activities including Berwick's Elizabethan walls, castle remnants and pier. Bamburgh Castle and Lindisfarne National Nature Reserve are within easy reach, as well as the Border towns of Coldstream, Kelso and Melrose. Country and sporting pursuits are widely available, including hill walking, salmon and trout fishing, riding, hunting shooting and scuba diving in the renowned Berwickshire Marine Reserve.

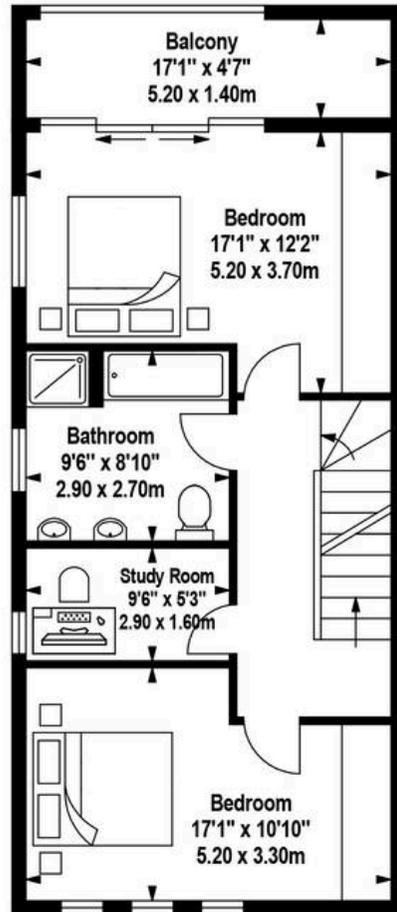
Swimming, gym and indoor bowling facilities exist at the Berwick Sports & Leisure Centre. There are several golf courses within a short drive, including Magdalene Fields in Berwick, Goswick, Eyemouth and The Hirsell Golf Club in Coldstream. Berwick-Upon-Tweed offers a mainline railway station which has regular trains to Edinburgh, Newcastle and London.

Both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours and 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.

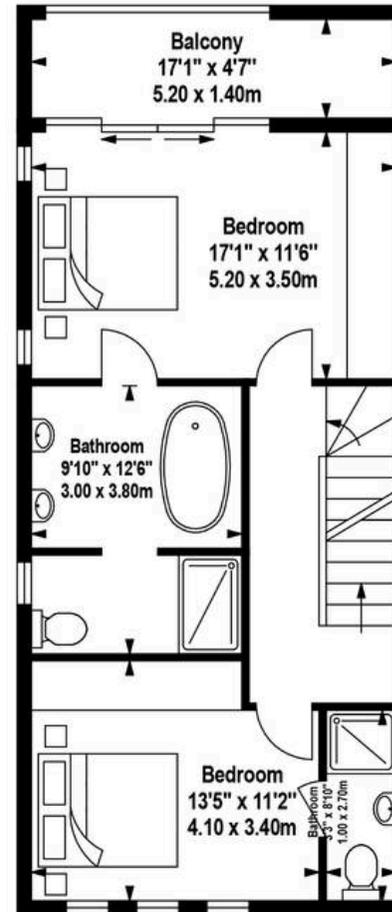
Approximate Gross Internal Area :-  
 Ground Floor :- 65.00 sq m / 700 sq ft  
 First Floor :- 56.68 sq m / 610 sq ft  
 Second Floor :- 56.68 sq m / 610 sq ft  
 Third Floor :- 37.44 sq m / 403 sq ft  
 Total :- 215.80 sq m / 1920 sq ft



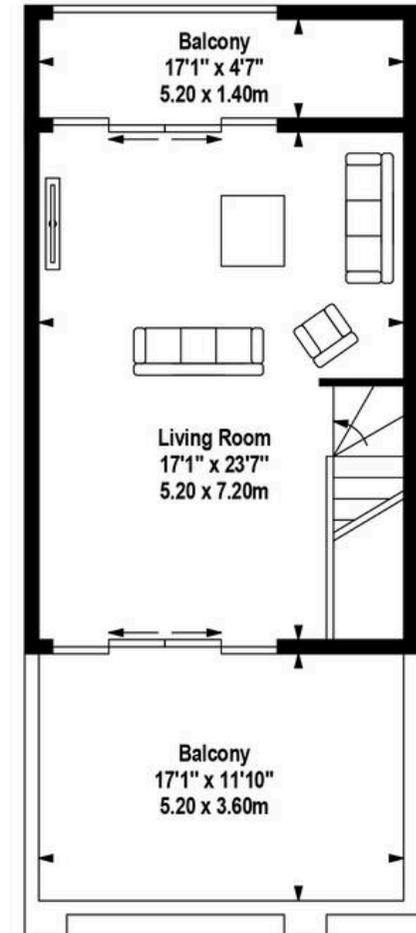
Ground Floor



First Floor



Second Floor



Third Floor

For Illustration Purposes Only - Not To Scale

## General Remarks

### Accommodation Comprises

Ground Floor – Entrance Hallway, Dining Room, Kitchen, Cloakroom.

First Floor – Two Double Bedrooms, Study, Family Bathroom, Balcony.

Second Floor – Two Double Bedrooms, Family Bathroom, Balcony.

Third Floor – Sitting Room, Large Balcony Terrace.

External – Allocated Parking.

### Distances

Berwick Train Station 2 miles, Norham 9 miles, Holy Island 14 miles, Bamburgh 18 miles, Alnwick 29 miles, Edinburgh City Centre 57 miles, Newcastle 63 miles (distances are approximate).

### Local Authority

Northumberland County Council

### Services

Mains electricity, water, drainage, Under floor heating from ground source heat pump. The property also benefits from a 4.5kW solar panel system, comprising 10 x 450W panels, along with a standard 5kW battery. There is also the option for buyers to upgrade with additional solar panels and increased battery capacity if desired.

### Fixtures and Fittings

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

Ref: PATSQB





### **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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