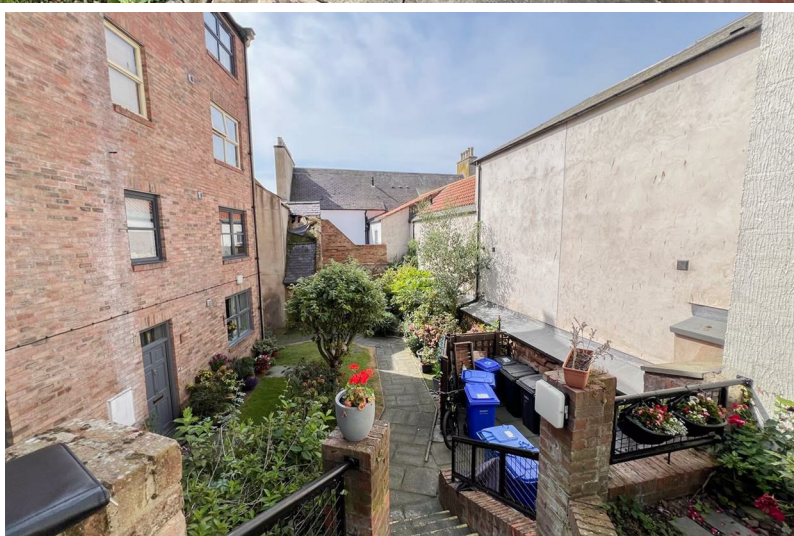




12 Easter Wynd

Berwick-upon-Tweed, Northumberland, TD15 1DT

Offers In The Region Of £99,950

www.aitchisons.co



Conveniently located in the centre of Berwick-upon-Tweed, this spacious two bedroom second floor apartment would make an ideal home for a first time buyer, or a retired person. The apartment is within easy walking distance to shopping, restaurants, lovely walks along the historic town walls and to the railway station.

Forming part of this popular scheme, the building is entered through a communal entrance hall with a door entry phone and stairs to the apartment on the second floor level. The apartment has a vestibule and an entrance hall with three useful storage cupboards, a large dual aspect living room/dining area and a well appointed kitchen. There is a bathroom with a modern white suite and two bedrooms, the main bedroom has fitted wardrobes. Full double glazing and electric heating.

Viewing is recommended.



Communal Entrance Hall

Entrance door with an entry phone and communal staircase to the apartment.

Vestibule

3'2 x 7'10 (0.97m x 2.39m)

Entrance door to the vestibule with a window at the front, a cloaks hanging area and a telephone point.

Entrance Hall

With a window at the front, a built-in cloaks cupboard, a storage cupboard and an airing cupboard housing the hot water tank. Electric heater and two power points.

Living Room/Dining Area

21'3 x 9'9 (6.48m x 2.97m)

A spacious dual aspect reception room with a double window at the front and rear of the property. Two electric heaters and eight power points.

Kitchen

11' x 7'6 (3.35m x 2.29m)

Fitted with a range of wall and floor kitchen units with ample marble effect worktop surfaces with a tiled splash back. Two ring electric hob with a cooker hood above, a double window at the rear and a one and a half bowl stainless steel sink and drainer. Plumbing for an automatic washing machine and seven power points.

Bathroom

5'8 x 7'6 (1.73m x 2.29m)

Fitted with a white three-piece suite which includes a bath with an electric shower and curtain above, a toilet and a wash hand basin with a mirror and shaver light and socket above. Medicine cabinet.

Bedroom 1

15' x 13' (4.57m x 3.96m)

A generous double bedroom with a built-in double wardrobe and two double windows at the rear. Electric heater, two wall lights and six power points.

Bedroom 2

11' x 6'4 (3.35m x 1.93m)

A good sized single bedroom with a double window at the rear, an electric heater and four power points.

Communal Gardens

There is a communal yard and landscaped gardens in the inner courtyard, with shrubberies, flowerbeds and bin stores.

General Information

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

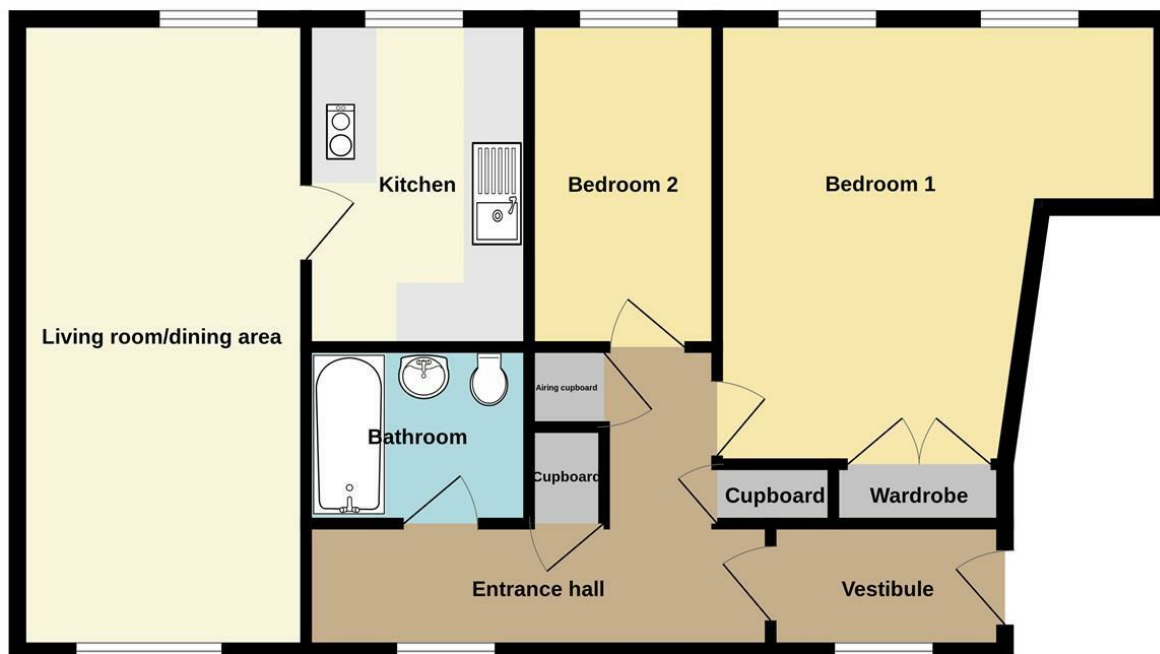
Council tax band A.

Service Charge

Tenure-Leasehold- Lease expires 01/06/2175 (148 years).



Ground floor
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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