



58 Prince Edward Road, Tweedmouth - TD15 2EX

Guide Price £325,000

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58 Prince Edward Road

Tweedmouth, Berwick-Upon-Tweed

58 Prince Edward Road is a generous detached home situated in the heart of Tweedmouth within a short walk of amenities and boasting ample off-street parking and a large garage.

- Detached Family Home
- Off-Street Parking & Garage
- Versatile Accommodation
- Within a Short Walk of Amenities
- Private Rear Courtyard

Accommodation Comprises

Ground Floor – Entrance Hall, Sitting Room, Dining Room, Open Plan Dining Kitchen, Study/Playroom, Rear Vestibule, WC.

First Floor- En-Suite Principal Bedroom, Three Further Double Bedrooms With Walk in Wardrobes, Bathroom.

Garden & Grounds – Walled Front Garden, Ample Off-Street Parking, Garage, Private Courtyard.



Property Description

58 Prince Edward Road is a substantial detached family home offering flexible and well-proportioned accommodation, generous reception space, a spacious dining kitchen, ample off-street parking and a large garage. Owing to its elevated position, the property enjoys attractive views across the town and towards the sea beyond the rooftops.

The ground floor provides balanced living space, perfectly suited to family life and entertaining. A welcoming entrance hall leads to a bright sitting room on the left, which connects to a versatile playroom or study at the rear.

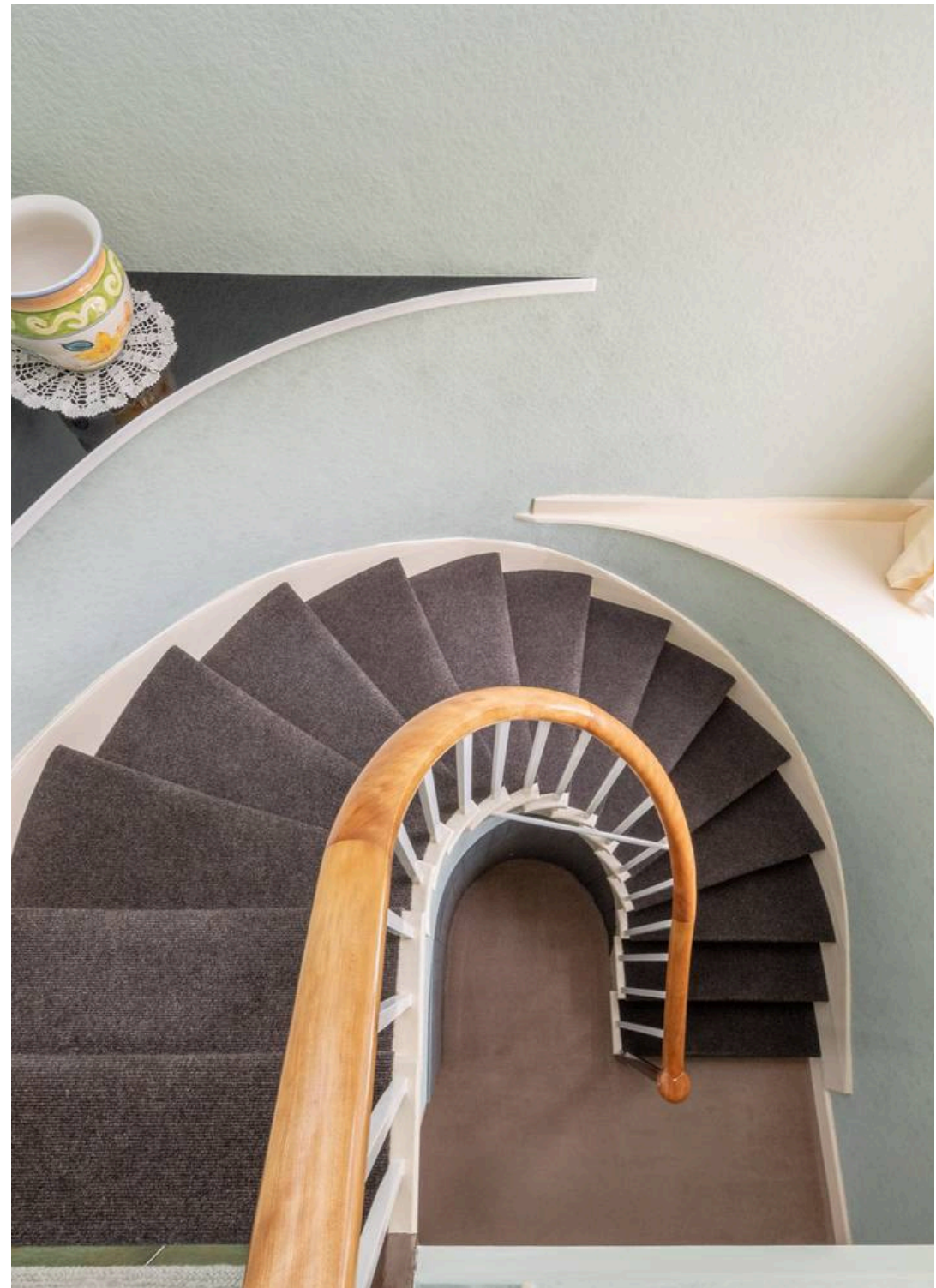
To the right, a well-proportioned dining room flows through to the spacious dining kitchen, with direct access to the private rear courtyard, ideal for outdoor dining.

A WC and a large understairs cupboard add further practicality, while the elegant curved staircase rising from the rear of the hall creates a striking focal point and adds a sense of character and grandeur.

Upstairs, the well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from an en-suite shower room and, along with the neighbouring front bedroom, enjoys elevated views towards the Royal Tweed Bridge, the Town Hall and the sea beyond. T

wo further generous double bedrooms are served by a spacious family bathroom.

Externally, the property features a generous front garden with mature planting, a cherry tree and off-street parking for up to three cars. To the rear, there is a large garage and a private courtyard, perfect for alfresco dining and relaxation.





General Remarks

What3words

<https://w3w.co/zooms.guilty.bound>

Tenure

Freehold

Council Tax

Band D

Energy Efficiency Rating

Rated D (58)

Local Authority

Northumberland County Council

Services

Mains electricity, water, drainage, gas central heating. Fibre broadband services available.

Fixtures and Fittings

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

Listing and Conservation

58 Prince Edward Road is not listed but does lie within the conservation area of Tweedmouth.

Distances

Berwick Train Station 1 mile, Longridge Towers School 3 miles, Holy Island 10 miles, Bamburgh 18, Edinburgh City Centre 59 miles, Newcastle 63 miles. (distances are approximate).









Area Insights

58 Prince Edward Road is situated in Tweedmouth in an elevated position on the Southern banks of the River Tweed estuary. The property is only a short walk away from a wide range of local amenities including Union Brae Surgery and Tweedmouth retail park which includes shops such as Next, Marks and Spencer's, LIDL and Argos. Tweedmouth sits within easy access of the A1 trunk road which bypasses the town and provides easy access to both North and South respectively.

The historic market town of Berwick-upon-Tweed is known for its beautiful architecture and stunning coastlines with unspoilt beaches. The ancient town has an expansive range of amenities with five national supermarkets and independent shops. The area offers schooling for all ages with an array of first schools, Tweedmouth Middle School and Berwick Academy or alternatively the well-regarded private school Longridge Towers. Berwick also has a large selection of sports clubs, public houses, restaurants, cafes and the soon to be renovated 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 and Leisure Centre. There are several golf courses within a short drive, including Magdalene Fields in Berwick, Goswick, Eyemouth, Duns and The Schloss Roxburgh.

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. Despite Berwick's proximity to both Edinburgh and Newcastle, the area has a low population and can therefore offer a quality of life that is becoming increasingly rare.



Useful Links

Longridge Towers School - <https://lts.org.uk>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

Established Annual Film Festival - <https://info@bfmaf.org>

Berwick Literary Festival (since 2014) - <https://berwickliteraryfestival.com>

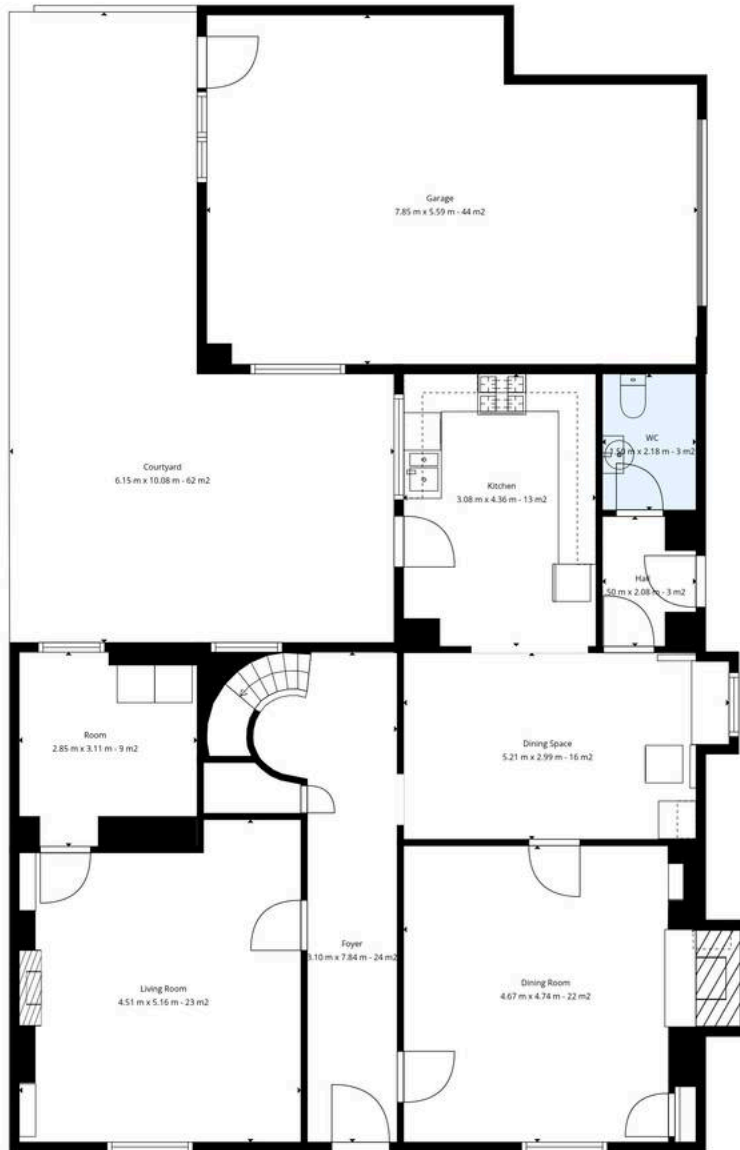
Berwick Sports and Leisure Centre - <https://www.activenorthumberland.org.uk/Centres/Swan-Centre.aspx>

The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>

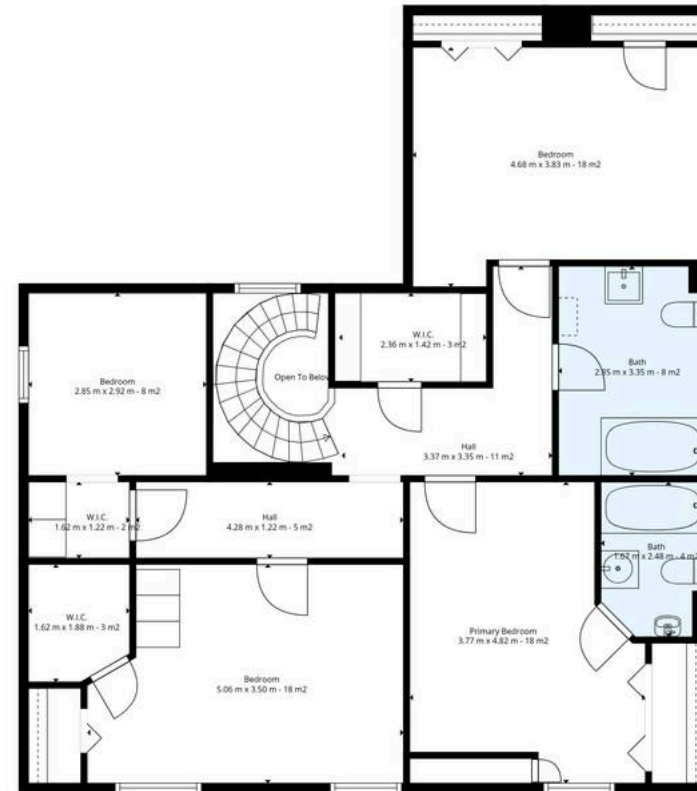
Magdalene Fields Golf Club - <https://www.magdalene-fields.co.uk>

Goswick Links Golf Course - <https://www.goswickgolfclub.com>





1st Floor



2nd Floor

Total: 208 m²
 1st Floor: 107 M², 2nd Floor: 101 m²
 Excluded Areas: Garage: 40 M², Courtyard: 44 M², Fireplace: 1 M²,
 Open To Below: 5 M², Walls: 18 m²





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

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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