



14 Grove Gardens South, Tweedmouth, TD15 2EW



- Semi-Detached House
- Spacious Entrance Hall
- Kitchen & Bathroom
- Double Glazed UPVC Windows
- Potential to Extend



- 2 Double Bedrooms
- Living / Dining Room
- Gas Central Heating
- Enclosed Garden to Front & Rear
- Cul-de-sac Location

Interested In
viewing this property?

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LOCATION:

Set at the end of a residential cul-de-sac located in the Tweedmouth area of Berwick-upon-Tweed. This well-established neighbourhood offers a peaceful setting while remaining within easy reach of local amenities and the town centre. Residents of Grove Gardens South benefit from excellent local facilities. There is a convenience store, chinese takeaway and chip shop just around the corner, along with access to local schools including The Grove Special School. For wider shopping and services, Berwick town centre is just a short drive or bus journey away, offering supermarkets, high street shops, cafes and restaurants. Public transport links are good, with regular bus services and Berwick-upon-Tweed's mainline railway station nearby, providing direct connections to Edinburgh, Newcastle and beyond. The surrounding area offers a blend of residential comfort and access to natural beauty. Tweedmouth is well-placed for riverside walks, coastal routes, and green spaces, with the beach and historic town walls of Berwick just across the River Tweed.



DESCRIPTION:

A spacious and well-maintained two-bedroom house, presented in excellent condition. The property has been updated to include quality double glazing, gas central heating, and a modern-style bathroom. Decorated in clean, neutral tones with floor coverings and blinds throughout, the home is move-in ready while offering the opportunity to add your own personal touch. The generous garden provides potential for extension (subject to the necessary permissions), offering scope to create a larger family home.



EXTERNALLY:

The front garden is enclosed by a low brick-built wall with a gate and hedging to one side. It is mainly laid to lawn and features a charming weeping cherry tree at its centre. A high fence and side gate provide access to the fully enclosed rear garden, offering a safe and secure space for children and pets. The generously sized rear garden is also laid to lawn, with a decked patio area, a planted section, and two garden sheds providing additional storage.



SERVICES:

Mains Electricity, Gas Water & Drainage.

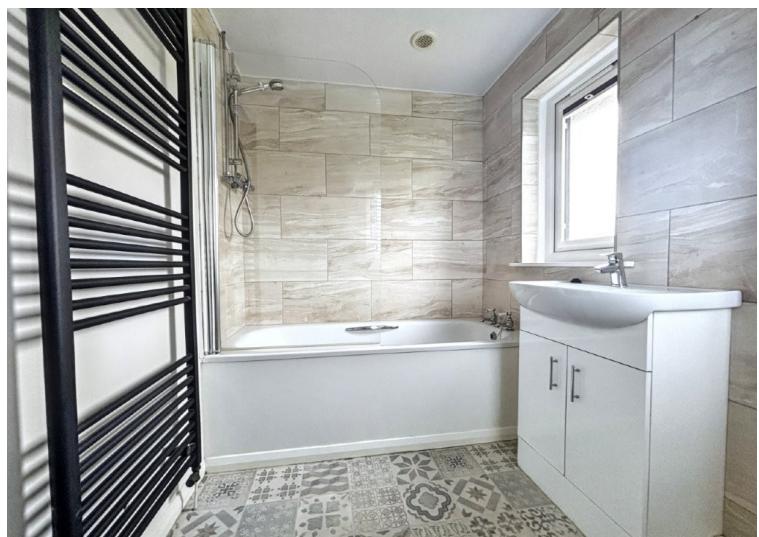


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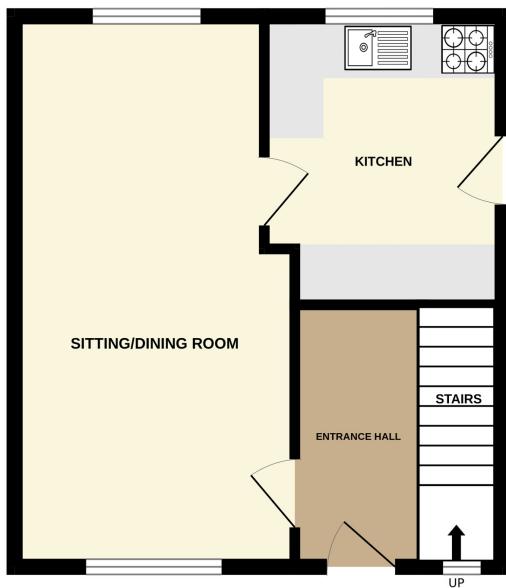
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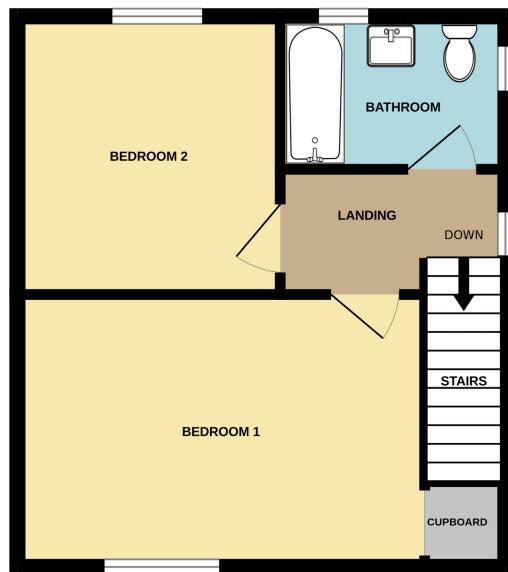
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



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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ACCOMMODATION:

- ENTRANCE HALL (2.93M X 2.32M) including stairs
- KITCHEN (3.06M X 2.67M) at widest
- BEDROOM 1 (4.52M X 2.77M)
- BEDROOM 2 (3.25M X 2.99M)
- LIVING / DINING ROOM (6.14M X 3.13M) at widest
- LANDING (2.53M X 1.44M) at widest
- BOILER CUPBOARD (0.95M X 0.83M)
- BATHROOM (2.52M X 1.70M)

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest
may be advised of any closing date fixed for offers. These particulars are for guidance only. All
measurements were taken by a laser tape measure and may be subject to small discrepancies.
Although a high level of care has been taken to ensure these details are correct, no guarantees
are given to the accuracy of the above information. While the information is believed to be
correct and accurate any potential purchaser must review the details themselves to ensure
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