



62 Eastcliffe, Berwick upon Tweed, TD15 2JA



- Terraced Family House
- 2 Double Bedrooms
- Spacious Living / Dining Room
- Bathroom with Bath & Shower
- Gardens & External Storage

- Coastal Views over Spittal
- Bedroom 3 / Boxroom
- Neatly Fitted Kitchen
- Gas Central Heating
- Stunning Sea Views



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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

Situated on the edge of an established residential area which forms part of Berwick upon Tweed, the property is positioned in an elevated location above the railway overlooking Spittal Beach. Berwick upon Tweed is a town rich in history as well as ample amenities, shops, restaurants, and recreational opportunities. Berwick's excellent transport links include a train station on the East Coast Mainline, connecting London, Edinburgh and Newcastle.

### DESCRIPTION:

A terraced 3-bedroom family house, which is in need of a little refurbishment but undoubtedly has one of the best views in the town. This ex-local authority property sits on the eastern edge of Eastcliffe, in this elevated position and enjoys spectacular views over Spittal, the North Sea, and towards Berwick Lighthouse and the Town. The property is a blank canvas for those looking to put their own personal touches and benefits from gas central heating, a neatly fitted kitchen, double glazing and a spacious bathroom.

### EXTERNALLY:

Accessed from the street through the pedestrian pend leading to the front pathway which leads down to the railway crossing. The front of the property boasts a small open garden with patio doors from the living room framing the stunning views. To the rear of the property there is an enclosed garden with access to the main entrance door and to an external store. The rear garden is mainly laid to lawn.

### SERVICES:

Mains electricity, gas, water & drainage.

### 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 they are satisfied with our findings.



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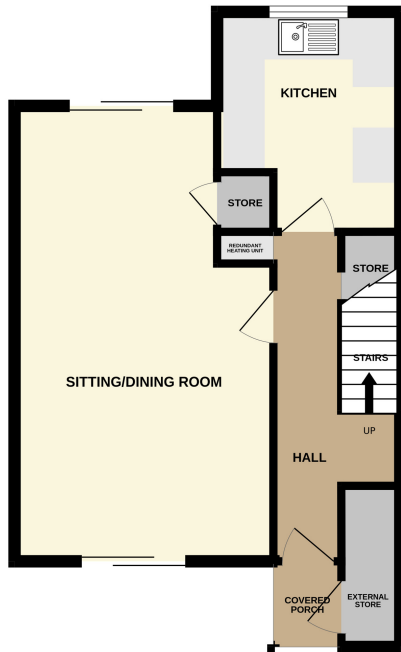
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FLOOR PLAN:

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:

- HALL (4.78M X 1.84M) at widest
- KITCHEN (3.20M X 2.65M) at widest
- BATHROOM (2.68M X 2.27M) at widest
- BEDROOM 1 (3.80M X 3.29M)
- EXTERNAL STORE (2.34M X 0.83M)
- LIVING / DINING ROOM (6.61M X 3.75M) at widest
- LANDING (3.63M X 1.81M) including stairwell
- BEDROOM 2 (3.82M X 3.26M) at widest
- BEDROOM 3 / BOXROOM (2.00M X 1.81M)

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