63 Prior Road, Tweedmouth, Berwick upon Tweed, TD15 2EJ



- Spacious Semi-Detached House
- Bright Living Room
- Family Bathroom
- Double Glazing
- External Brick-built Stores
- Three Bedrooms with Wardobes
- Kitchen / Dining Room
- Gas Heating & Double Glazing
- Immaculately Presented
- Garden to Front & Rear

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LOCATION:

The property is situated within the Tweedmouth area of Berwick-upon-Tweed, forming part of an extremely popular and well-established residential estate. The neighbourhood is particularly popular with families, offering a good selection of generously proportioned homes while remaining within easy reach of local amenities and Berwick town centre. Everyday conveniences are close at hand, with a local convenience store, Chinese takeaway and chip shop located just around the corner. For a wider range of shopping and services, Berwick town centre is only a short drive or bus journey away, providing supermarkets, high street shops, cafes, restaurants and a range of other amenities. The area is well served by public transport, with regular bus services and Berwick-upon-Tweed's mainline railway station within easy reach. The station provides direct rail connections to both Edinburgh and Newcastle, as well as destinations further afield. Tweedmouth also offers an appealing balance of residential convenience and access to the surrounding natural landscape. There are numerous riverside walks, coastal routes and green spaces nearby, while the beach and historic town walls of Berwick are easily accessible across the River Tweed.

DESCRIPTION:

An immaculately presented three-bedroom semi-detached house, offering spacious, bright and well-proportioned accommodation throughout. Large windows allow an abundance of natural light into the property, which has been well maintained and thoughtfully upgraded over the years. Presented in excellent decorative order, this is a comfortable home that buyers can move straight into, while still offering scope to modernise and add their own personal style over time. The well-proportioned living room provides a welcoming main reception space, while to the rear is a particularly spacious kitchen/diner extending across the full width of the house. This generous room provides ample space for both dining and everyday family life, with the potential to install patio doors opening directly onto the garden, subject to any necessary permissions. The kitchen is well presented and functional, while also offering future owners the opportunity to update or replace it to suit their own taste and requirements. Upstairs, there are three bedrooms. Two are generous double bedrooms, both benefiting from full-wall fitted wardrobes and excellent storage. The third bedroom is smaller but versatile, making an ideal child's bedroom, home office or study. A family bathroom completes the accommodation. Overall, this is a spacious and immaculately presented family home that has clearly been well cared for. Offering comfortable, move-in-ready accommodation, it also provides plenty of scope for a new owner to personalise and put their own stamp on the property over time.

EXTERNALLY:

The front garden is enclosed by a low brick-built wall with a gate providing access from the street. The garden is predominantly block paved, providing an excellent area for off-street parking, while the wide residential street also offers ample on-street parking. To the side of the property, a covered canopy provides access to the external storage areas, with a gate leading through to the rear garden. The fully enclosed rear garden features a large, paved patio area, with the remainder predominantly laid to lawn, providing a pleasant and easily maintained outdoor space.

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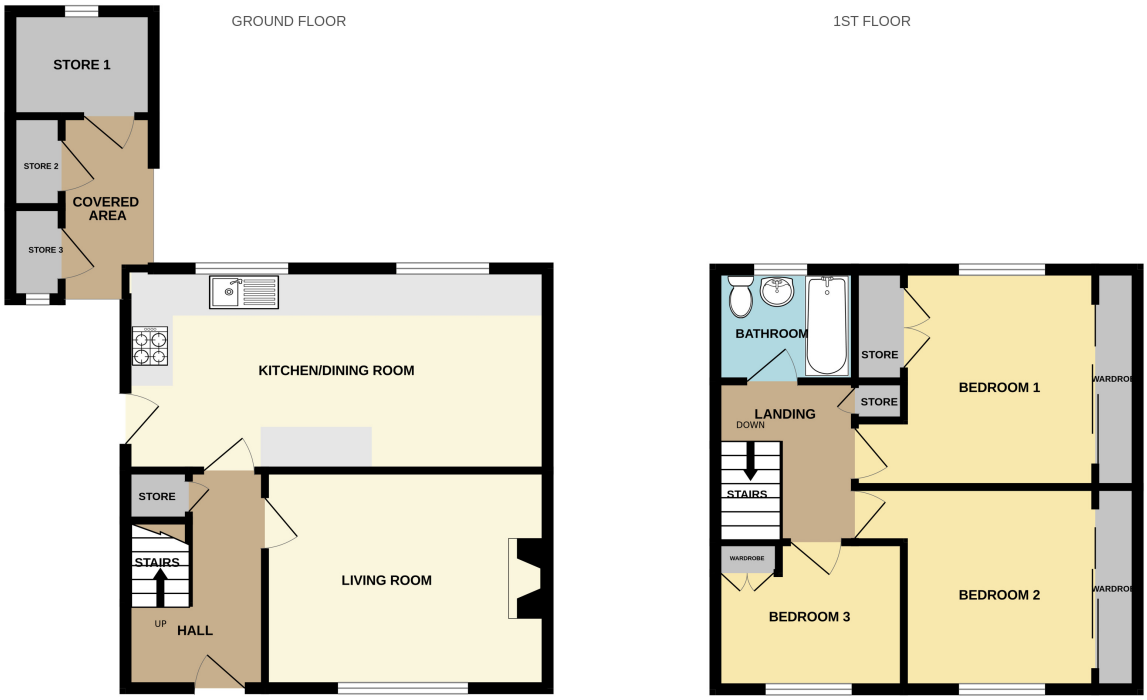
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FLOOR PLAN:



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 (3.28M X 2.05M) including stairs
- KITCHEN / DINING ROOM (6.39M X 3.07M)
- BATHROOM (2.08M X 1.69M)
- BEDROOM 2 (3.28M X 3.28M) including wardrobes
- EXTERNAL STORE 1 (2.16M X 1.57M)
- EXTERNAL STORE 3 (1.39M X 0.75M)
- LIVING ROOM (4.26M X 3.29M)
- LANDING (L-SHAPED)
- BEDROOM 1 (3.64M X 3.12M) including wardrobes
- BEDROOM 3 (2.89M X 2.34M) including bulkhead wardrobes
- EXTERNAL STORE 2 (1.36M X 0.74M)

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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 they are satisfied with our findings.

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