



94a Marygate

Berwick-Upon-Tweed, TD15 1BN

Offers Over £220,000

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Located in the heart of Berwick-Upon-Tweed, with fine open views of the town centre and the Town Hall, this spacious, grade two listed, maisonette on Marygate is within easy walking distance to shops, restaurants, the railway station and walks along the historic walls.

The entrance to the apartment is on Marygate which gives access to stairs to the first and second floor levels, where the accommodation is located. There is a spacious living room with a superb open view, a well appointed kitchen with fitted appliances, a double bedroom on this level which is currently being used as a dining room and a door to the office. Also on this level is a family bathroom. On the second floor is where the main dual aspect bedroom is located, with an en-suite shower room. There is a further double bedroom with a large dressing room, which offers potential to convert into another bedroom. The property has the benefit of gas central heating,

This property is perfect for those seeking a blend of modern living in a historic setting. Whether you are a first-time buyer, a growing family, or looking for a rental investment, this maisonette offers a unique opportunity to enjoy the best of Berwick-upon-Tweed. Do not miss the chance to make this charming property your own, contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing.

First Floor Landing

7' x 12'4 (2.13m x 3.76m)

With an oak floor and a pine staircase leading to the second floor landing. Central heating radiator and a window to the rear. Four power points.

Living Room

14' x 15'8 (4.27m x 4.78m)

A spacious reception room with a window at the front with superb views over the centre of Berwick and the Town Hall. The living room has a pine panelled wall with two arched alcoves, one with a cupboard and the other with a display area for a television. Central heating radiator, a television point and six power points.

Kitchen

6'8 x 12'1 (2.03m x 3.68m)

Fitted with an excellent range of wall and floor units with granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above, fridge and freezer.. One and a half bowl stainless steel sink and drainer below the window to the rear. Dish washing machine & washing machine located within units adjacent to sink. Cupboard housing the central heating boiler and seventeen power points.

Bathroom

6' x 11'7 (1.83m x 3.53m)

Fitted with a white three-piece suite which includes a toilet with a toilet roll holder, a bath with a shower and curtain above and a wash hand basin with a vanity unit below and a mirror and shaver light and socket above. Hardwood flooring, recessed ceiling spotlights and a central heating radiator. Frosted window at the rear.

Dining Room/Bedroom 3

14'6 x 10'1 (4.42m x 3.07m)

A good sized reception room/bedroom with a window at the front and a built-in double cupboard and a single shelved cupboard. Beamed ceiling with recessed ceiling spotlights, three wall lights and four power points.

Office

5'3 x 5'8 (1.60m x 1.73m)

The office has a fitted L shaped desk, a window at the front and a built-in understairs cupboard. Two power points.

Second Floor Landing

13' x 5'7 (3.96m x 1.70m)

Window at the front, access to the loft and one power point.

Bedroom 1

19'9 x 10'2 (6.02m x 3.10m)

A large dual aspect double bedroom with a window at the front and rear along with fitted wardrobes Recessed ceiling spotlights, a central heating radiator and seven power points.

En-Suite Shower Room

6'2 x 4'7 (1.88m x 1.40m)

Fitted with a white three-piece suite which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a vanity unit below and a tilt mirror above. Heated towel rail and a cloaks hanging area.

Bedroom 2

13'2 x 15'3 (4.01m x 4.65m)

A large double bedroom with a window at the front, recessed ceiling spotlights and a central heating radiator. Television point and five power points.

Bedroom 3/Dressing Room

7'1 x 13'9 (2.16m x 4.19m)

Good sized room with a built-in double linen cupboard housing the hot water tank. Window at the rear and three power points.

General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

All main services are connected.

Tenure-Leasehold

Council tax band: A

EPC: Exempt

- Fridge Freezer & Pool Table included as part of sale.

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.



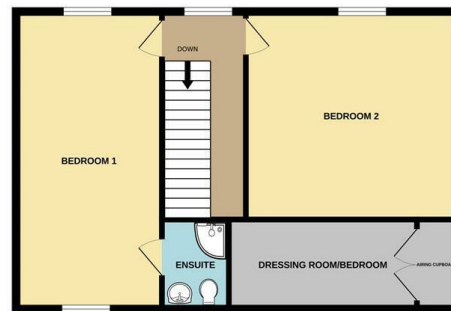
GROUND FLOOR
30' 0" x 11' 0" (9.1m x 3.4m)



FIRST FLOOR
30' 0" x 11' 0" (9.1m x 3.4m)



SECOND FLOOR
30' 0" x 11' 0" (9.1m x 3.4m)



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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