



5 Eildon View

Tweedmouth, Berwick-upon-Tweed, TD15 2FQ

Fixed Asking Price £244,950

An excellent opportunity to purchase this well proportioned two bedroom detached bungalow, located on the outskirts of Berwick-upon-Tweed with open countryside bordering the property on two sides. The bungalow occupies an elevated corner plot within this quiet cul-de-sac, with views over the surrounding areas.

The well maintained interior offers accommodation that is ready to walk into, which has the benefits of full double glazing and gas central heating. The property is entered through a vestibule which leads to the entrance hall with a built-in storage cupboard. There is a good sized lounge with a bay window to the front and a freestanding feature fireplace. Large kitchen/dining area with an excellent range of white shaker units with appliances and access to the rear garden. The property has a modern shower room and two double bedrooms, both have fitted wardrobes.

Parking on a driveway for two vehicles in front of the single garage, there is also extra parking to the side. Easy to maintain lawn gardens surrounding the property with flowerbeds and a useful garden shed.

Don't miss out on this superb detached bungalow, which would make an ideal retirement home, contact our Berwick-upon-Tweed office to arrange an appointment.

Viewing is highly recommended.



Vestibule

4'4 x 3'9 (1.32m x 1.14m)

Entrance door at the front of the bungalow giving access to the vestibule, which has a cloaks hanging area and a central heating radiator. Fifteen pane door to the entrance hall.

Entrance Hall

10'3 x 3'8 (3.12m x 1.12m)

Built-in airing cupboard housing the central heating boiler, access to the loft, a central heating radiator and two power points.

Lounge

11'3 x 18'7 (3.43m x 5.66m)

A spacious reception with a bay window to the front and a freestanding log effect electric fire. Two central heating radiators, three double wall lights with a matching ceiling light. Six power points, a television and telephone point.

Kitchen/Dining Area

11'2 x 17'4 (3.40m x 5.28m)

A large kitchen with ample space for a dining table and chairs, the kitchen is fitted with a superb range of white shaker wall and floor units including a double glass display cabinet. Spacious granite effect worktop surfaces with a tiled splash back, a built-in double oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the window to the rear, there is also a glazed entrance door to the rear garden. Plumbing for an automatic washing machine, a central heating radiator and ten power points.

Shower Room

7'9 x 5'1 (2.36m x 1.55m)

Fitted with a modern 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 mirror above. Central heating radiator with a towel rail above and a mirrored medicine cabinet. Frosted window to the rear.

Bedroom 1

12' x 11'3 (3.66m x 3.43m)

A double bedroom with a built-in wardrobe and a window to the front with a central heating radiator below. Six power points.

Bedroom 2

7'9 x 11'3 (2.36m x 3.43m)

Another double bedroom with a built-in wardrobe and a window to the rear with a central heating radiator below. Four power points.

Garage

16'7 x 8'2 (5.05m x 2.49m)

A single garage with an up and over door to the front. The garage has lighting and power connected. Parking in front of the garage offering 'off road' parking for two vehicles, further parking at the side of the garage.

Gardens

Easy to maintain gardens surrounding the property which have mainly been laid to lawns. Flower garden at the side with a garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band C.

EPC: D (67)

Agency Information

Opening Hours

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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