



## 16 Middle Street

Spittal, Berwick-upon-Tweed, TD15 1RZ

**Fixed Asking Price £124,950**

We are delighted to present this immaculate one-bedroom apartment, situated in a highly sought-after residential area within easy walking distance of the beach and Spittal promenade. This charming stone-built property offers well-proportioned living space, making it an ideal retirement home or a perfect choice for a first-time buyer.

The apartment benefits from access to both the front and rear, with convenient ground-floor entry to the rear garden—perfect for someone seeking easy accessibility. Additional features include full double glazing, gas central heating, and a stunning enclosed rear garden, complete with a summerhouse overlooking lawns, well-stocked flowerbeds, and mature shrubs.

Inside, the accommodation comprises a generous sitting room with a feature fireplace, a modern kitchen fitted with a stylish range of white units, a spacious double bedroom with a walk-in wardrobe, and a high-quality bathroom.

Early viewing is strongly recommended to fully appreciate this exceptional property.



## Entrance Hall

4'6" x 3'2" (1.37 x 0.97)

Entrance door at the front of the property giving access to the hall, which has a cloaks hanging area, electric meters and a central heating radiator. Stairs to the first floor level.

## First Floor Landing

With a window to the rear, a central heating radiator and a built-in storage cupboard. Electric heater.

## Sitting Room

15'3" x 11'0" (4.65 x 3.35)

A good sized dual aspect reception room with a window to the front and rear of the property. Attractive feature fireplace with a log effect electric stove and display shelving either side of the fireplace. Central heating radiator, television ariel and four power points.

## Kitchen

13'2" x 6'0" (4.01 x 1.83)

Fitted with a range of modern white wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Circular stainless steel sink and a window to the side. Freestanding electric cooker, a Kenwood fridge and freezer and plumbing for an automatic washing machine. Wall mounted central heating boiler, a central heating radiator and a partially glazed entrance door to the rear garden. Eight power points and a telephone point.

## Bedroom

11'7" x 11'2" (3.53 x 3.40)

A generous double bedroom with a large walk-in wardrobe with shelving and hanging areas, the bedroom has a window to the front and a central heating radiator. Four power points.

## Shower Room

10'5" x 5'0" (3.18 x 1.52)

Fitted with a white three piece suite which includes a shower cubicle, a wash hand basin with a vanity unit below and a toilet with a toilet roll holder. Frosted window to the front and a heated towel rail.

## Garden

A beautiful enclosed garden to the rear of the property which has a corner summer house and gazebo overlooking a lawn with well stocked flowerbeds and shrubberies.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure- Leasehold, lease end date 15/07/2992 (967 years).

Council tax band A.

EPC:

## Agency Details

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

### 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.

### VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
52 sq.m. (113 sq.ft.) approx.



FIRST FLOOR  
500 sq.m. (1173 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 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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