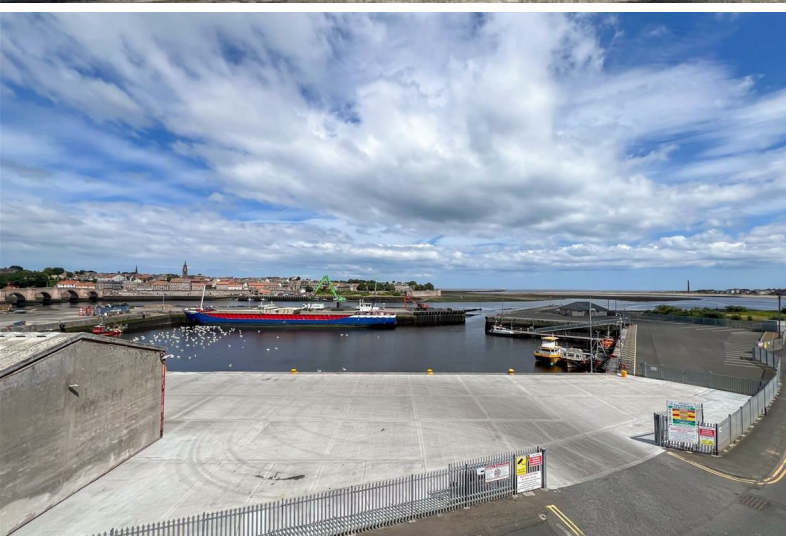




8 Mill Wharf

Tweedmouth, Berwick-upon-Tweed, TD15 2BP

Offers Over £175,000

Aitchisons Property Centre is pleased to bring to the market this beautifully maintained one-bedroom apartment, set within an award-winning and highly regarded development in a prime coastal location. Enjoying breathtaking views over the harbour, River Tweed, and towards Berwick-upon-Tweed, this property offers a superb lifestyle opportunity.

Having operated successfully as a holiday let for the past fifteen years, the apartment also lends itself perfectly to use as a second home or full-time residence. Situated on the third floor of the Mill Wharf building, access is via a secure communal entrance with intercom system, and there's the convenience of both lift and stair access.

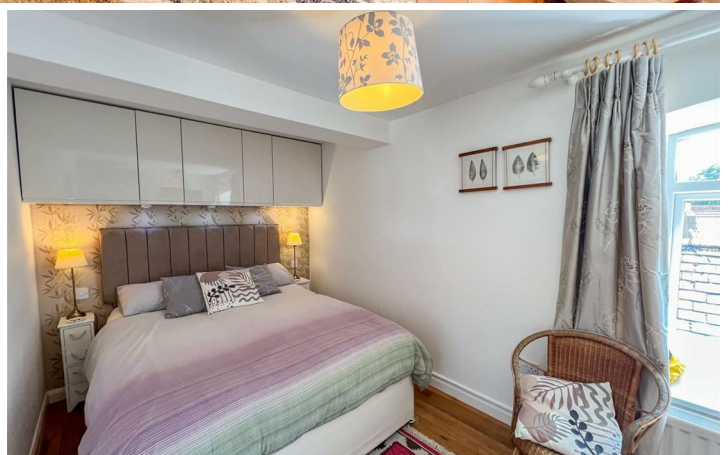
The bright and spacious open-plan living/kitchen area features attractive oak flooring and two arched front-facing windows that showcase the stunning outlook. The kitchen is fitted with high-gloss cream units, marble-effect worktops, and comes complete with an induction hob, built-in oven, integrated washer/dryer, and freestanding fridge/freezer and microwave—all of which are included in the sale.

There is a generous double bedroom with overhead built-in storage and a side window, and a stylish shower room with a marble basin, walk-in shower, underfloor heating, heated towel rail, and built-in radio with remote.

Secure gated parking is provided in an enclosed courtyard with an allocated space and remote-controlled access. The apartment meets holiday letting standards, including carbon monoxide alarms and heat sensors. Furniture is available by separate negotiation.

The property currently benefits from business rate relief under NCC's Small Business Discount Scheme.

Early viewing is highly recommended.



Communal Entrance Hall

Communal entrance door with an entry phone giving access to the hall, which has stairs to the upper floors and a lift. There is a storage cupboard outside the apartment.

Entrance Hall

15'5 x 3'6 (4.70m x 1.07m)

Giving access to all the rooms in the apartment, the entrance hall has an oak floor, a built-in storage cupboard and a central heating radiator. Two power points and recessed ceiling spotlights.

Bedroom

13'8 x 7'5 (4.17m x 2.26m)

A generous room with ample space for a king-size bed, featuring oak flooring and built-in cupboards above the bed position. A double window to the side provides natural light, complemented by a central heating radiator and six power points.

Shower Room

6'2 x 6'6 (1.88m x 1.98m)

Fitted with a quality white three-piece suite comprising a toilet, a marble circular wash hand basin with a mirror above, a shaver socket, and a walk-in shower cubicle. The shower room also features a medicine cabinet, recessed ceiling spotlights, a heated towel rail, underfloor heating, and an inset radio operated by remote control.

Open Plan Living Room/Kitchen

18' x 13'9 (5.49m x 4.19m)

A superb open plan room with two arched windows to the front offering stunning open views over the Tweed, the harbour, and Berwick-upon-Tweed. The room features oak flooring, two central heating radiators, and a door entry phone. The kitchen area is fitted with cream gloss wall and floor units, complemented by marble-effect worktop surfaces. Included in the sale are a built-in oven, induction hob with a cooker hood above, integrated washer/dryer, as well as a freestanding fridge/freezer and microwave. The kitchen also benefits from a stainless steel sink and twelve power points.

Outside

Vehicular access into an enclosed courtyard with allocated parking. The entrance to the secure car park is via electronic gates, operated by a remote control, providing added security and convenience.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Leasehold 981 years remaining. Ground rent £25 per annum.

Service Charge- TBC

Services- All mains services are connected.

Council Tax Band- Property currently exempt under Small Business Exemption.



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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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