27 High Greens

Berwick Upon Tweed, TD15 1NA

Offers Over £215,000

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A fantastic opportunity to acquire this beautifully maintained and deceptively spacious home, ideally positioned within a quiet residential street yet conveniently located for local amenities and transport links. Thoughtfully updated while retaining character and charm, the property is presented in excellent condition throughout and offers a generous layout ideal for modern family living.

The accommodation is light-filled and well-proportioned, beginning with a bright and welcoming living room featuring elegant coving, dado rail, and a bespoke media wall with built-in storage. A large front-facing window floods the room with natural light, and a handy under-stairs cupboard provides additional storage. Adjacent to this is a practical utility cupboard housing the central heating boiler.

To the rear lies a spacious and stylish kitchen/dining room, fitted with cream shaker-style units, wood-effect flooring, and a solid wooden worktop. Integrated appliances include an electric oven, sleek black hob with extractor, and a fridge freezer. Large windows at both ends of the room enhance the bright, airy feel, while a characterful barn-style door provides access to a private yard—perfect for outdoor dining or relaxing. The yard also benefits from a separate utility room with washing machine and tumble dryer.

On the first floor, you'll find a generously sized second bedroom with a window, radiator, and eight power points, offering flexibility as a guest room or home office. The bathroom is exceptionally spacious, featuring a full-size bath, separate shower, vanity sink with overhead light and shaving point, towel radiator, and extractor fan, with two windows providing ventilation and natural light.

This attractive home blends period charm with modern comfort and has been thoughtfully designed with everyday practicality in mind. Offering ample storage, full gas central heating, and well-lit interiors throughout, it’s a superb home ready to move into.

Vestibule

Providing access to the living room & kitchen areas. Staircase leading to the second floor.

Living Room

12'10 x 14'4 (3.91m x 4.37m)

This well-proportioned living room is bright and welcoming, featuring a large window that allows for plenty natural light to enter the room. Finished in a fresh, neutral palette with elegant white coving and dado rail, the space offers a modern yet homely feel.

A large radiator provides excellent heating and the room benefits from convenient access to both an under-stairs storage cupboard and boiler cupboard, adding valuable practicality. The media wall includes a mounted TV point with a fitted media unit with a storage cupboard to the side - ideal for for keeping the space tidy & organised. With a total of nine regular power sockets spaced throughout the room, there's ample provision for electronics, lighting and appliances.

Perfect space for both relaxing and entertaining, this living area is a comfortable and functional hub of the home.

Boiler Cupboard

Accessed just off the living room, this compact under-stairs cupboard serves as a practical utility space. Housing the property’s central heating boiler, the room is well-ventilated and naturally lit via a small window overlooking the rear yard. Despite its modest size, the cupboard is thoughtfully equipped with a wall-mounted radiator for temperature control and four power points, offering potential for use as a small appliance area, storage for cleaning equipment, or even a compact laundry zone. Clean, functional, and conveniently located.

Kitchen

11'7 x 14'6 (3.53m x 4.42m)

This spacious and well-lit kitchen/dining room combines functionality with modern charm. It features elegant cream shaker-style wall and floor units, providing ample storage while complementing the wood-effect flooring. A wooden worktop spans the kitchen area, housing an integrated electric oven, sleek black hob with extractor hood, and a built-in fridge freezer, creating a seamless finish.

Natural light floods in through large windows at both the front and rear, enhancing the bright and airy atmosphere. A radiator is neatly positioned beneath the front window, while the rear offers access to a private yard via a characterful barn-style door. The room is also well-equipped with 10 power points, ideal for modern appliances and flexible usage.

Bedroom 1

17'5 x 14'9 (5.31m x 4.50m)

This spacious and well-lit double bedroom features two large front-facing windows that allow for plenty of natural light. A decorative fireplace adds charm and character, while a stylish archway leads to a walk-in area housing an inbuilt wardrobe and water heater. The room benefits from a centrally positioned radiator beneath one window and is equipped with nine power points for convenient access. Neutral décor and modern furnishings complete the room’s comfortable and functional feel.

Bedroom 2

8'11 x 11'9 (2.72m x 3.58m)

This is a bright, front-facing room with one window and a radiator directly underneath. The room is equipped with 8 power points, offering great flexibility for layout and use. It features neutral tones throughout and has a clean, minimalistic setup with white furniture, making it a versatile space for a bedroom or home office.

Bathroom

17' x 5'7 (5.18m x 1.70m)

Spacious, well-lit bathroom with stylish patterned flooring and wainscoted walls. It includes a separate glass-enclosed

shower and a full-sized bath with chrome fittings. There are two windows providing natural light, a towel radiator and a standard radiator for warmth, and a sink unit with integrated vanity storage. Additional features include an overhead light, shaving point, and an extractor fan above the shower.

Utility Room

10'4 x 8'4 (3.15m x 2.54m)

Conveniently located just off the private yard, this separate utility room provides a dedicated space for laundry tasks, keeping noise and clutter out of the main living areas. Neatly fitted and well-ventilated, it houses both a washing machine and tumble dryer, making it a practical and functional addition to the property.

Rear Yard

The property boasts a private, enclosed rear yard with attractive stone walls and durable paved flooring—perfect for low-maintenance outdoor living. A few steps lead up to a small decked area, ideal for seating or potted plants. The space also includes convenient access to a separate utility room, which houses both a washing machine and tumble dryer, keeping laundry tasks neatly tucked away from the main living areas.

General Information

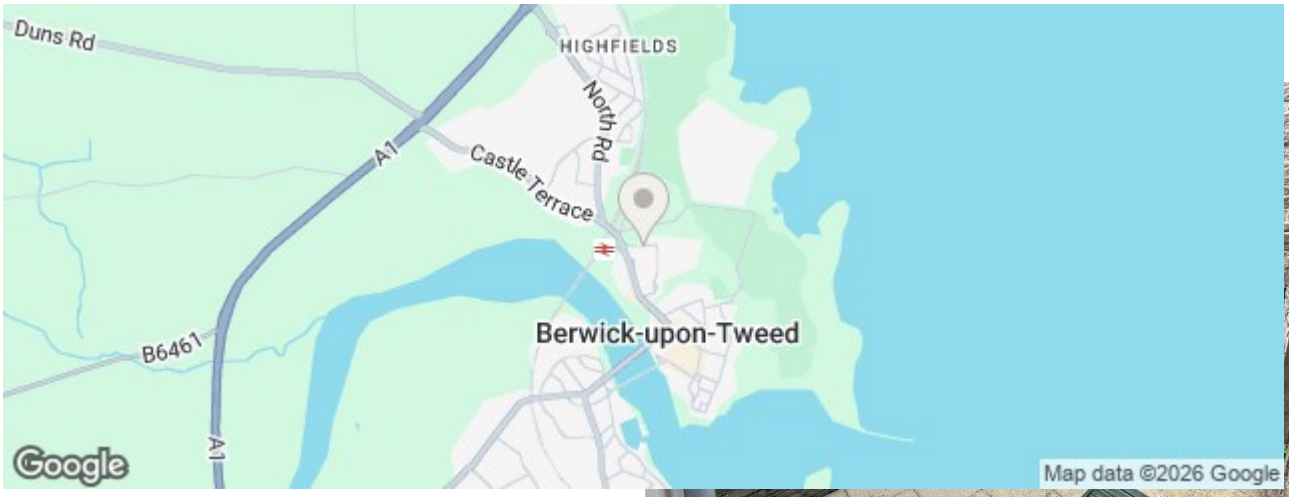
Full gas central heating.
Newly Ideal Boiler Installed 2024
All fitted floor coverings are included in the sale.
All mains services are included.
Tenure-Freehold.
EPC: 67D
Council Tax Band A

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.



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