



Llandilo 103 Main Street  
Tweedmouth, Berwick-upon-Tweed, TD15 2AW

Offers Over £239,950

Aitchisons are pleased to bring to the market this attractive stone built detached house, which presents an excellent opportunity for those seeking a comfortable family home with a well-proportioned layout. Llandilo is conveniently located within walking distance to shops and facilities including supermarkets and the sports centre.

The house features a large dual aspect living room with double French doors to the rear garden and a feature fireplace. There is a spacious kitchen/breakfast room with a range of oak units and ample space for a table and chairs. On this first floor is a bathroom and three bedrooms, two are double and the main bedroom has fitted wardrobes. The house has full double glazing and gas central heating.

Gravelled garden at the front and an enclosed rear garden/yard which is a real suntrap. Vehicular access and parking in the rear garden and a garage.

We would highly recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange an appointment.



## Entrance Hall

6'10 x 3'2 (2.08m x 0.97m)

Partially glazed entrance door giving access to the hall which has doors to the living room and the kitchen.

## Living Room

19'2 x 12'8 (5.84m x 3.86m)

A spacious dual aspect reception room with a window to the front and double French doors giving access to the rear garden. Feature timber fireplace with a tiled inset and hearth. Central heating radiator, a television point, a telephone point and eight power points.

## Kitchen/Breakfast Room

18'2 x 14'8 (5.54m x 4.47m)

Fitted with a range of oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the triple window to the rear and a window to the front. Entrance door to the rear garden, plumbing for an automatic washing machine and a feature inglenook fireplace. Stairs to the first floor landing with a built-in understairs cupboard. Two central heating radiators and ten power points.

## First Floor Landing

6'5 x 5'9 (1.96m x 1.75m)

Window to the rear, access to the loft and one power point.

## Bathroom

6' x 8'6 (1.83m x 2.59m)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin and a bath with a shower and screen above. Heated towel rail, a frosted triple window to the rear and recessed ceiling spotlights.

## Bedroom 1

12'1 x 11'1 (3.68m x 3.38m)

A generous double bedroom with a window at the front and a built-in double cupboard. Double wardrobe and airing cupboard housing the central heating boiler. Central heating radiator and four power points.

## Bedroom 2

11'6 x 12'9 (3.51m x 3.89m)

A double bedroom with a window to the front, a central heating radiator and a television point.

## Bedroom 3

6'5 x 5'9 (1.96m x 1.75m)

A good sized single bedroom with a double window to the rear, a central heating radiator and four power points.

## Garage

19'5 x 10'6 (5.92m x 3.20m)

Double doors giving access to the garage which offers ample storage or parking for a car. Lighting and power connected.

## Gardens

Gravelled garden at the front of the property and an enclosed rear garden/yard, which offers potential to landscape further. Double vehicular gates giving access to the yard with parking and giving access to the garage.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

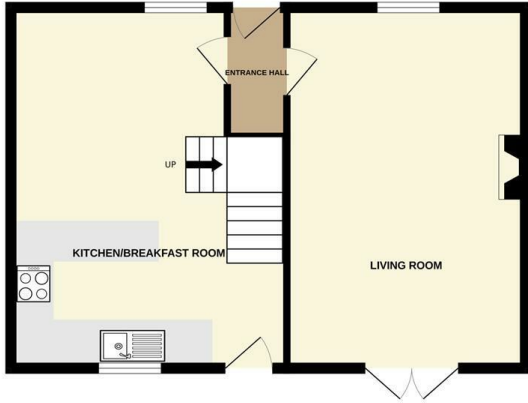
Council tax band C.

Tenure-Freehold.

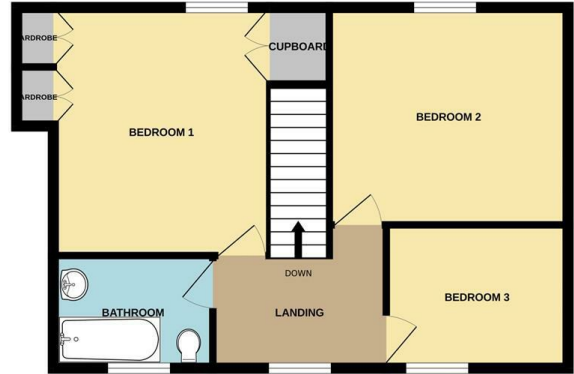
Price offer is over £255,000.



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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