



118 Main Street

Tweedmouth, Berwick-upon-Tweed, TD15 2AW

Offers Over £330,000

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An exceptional opportunity to acquire this stunning four bedroom detached family house, conveniently located on Main Street Tweedmouth, the house is within walking distance to the centre of Berwick-upon-Tweed and lovely walks along the River Tweed.

Finished to an outstanding standard throughout, the property offers spacious and beautifully presented accommodation, perfectly suited to modern family living. The ground floor comprises of a welcoming entrance hall with attractive half panelled wooden walls, a cloakroom, a spacious open plan dual aspect lounge/dining room with an inglenook fireplace with a log burning stove and French doors giving access to a large decked sitting area in the rear garden. Stylish kitchen/breakfast room and modern units with integrated appliances, thoughtfully designed to create a superb space for both everyday living and entertaining.

Upstairs, the property boasts four well proportioned bedrooms, three are double, along with a contemporary family bathroom fitted to a high specification, featuring a free standing bath.

Externally, the house benefits from a private and well maintained rear garden, which has a large decked sitting area and a lawn with flowerbed surrounds, providing a peaceful outdoor retreat ideal for relaxation or entertaining. There is a garden shed which has been converted into a bar. A large driveway offering ample parking for a number of vehicles and giving access to the garage. Combining quality, space and a prime location, this property represents a rare opportunity to purchase a truly turn-key family home in Tweedmouth.

Early viewing is highly recommended.



Entrance Hall

12'8 x 7'5 (3.86m x 2.26m)

Partially glazed entrance door giving access to the Karndean floored entrance hall which has stairs the first floor landing with a cloaks hanging area below. Attractive half wooden panelled walls and a central heating radiator.

Internal Hall

9'5 x 7'5 (2.87m x 2.26m)

The internal hall also has half wooden panelled walls and Karndean flooring, a double cloaks cupboard, as well as a large walk-in storage cupboard. Half glazed door to the cloakroom, glass door to dining room and double glazed doors to the lounge. Central heating radiator.

Cloakroom

6'5 x 3'5 (1.96m x 1.04m)

Fitted with a quality white two-piece suite. which includes a toilet, a wash hand basin with a medicine cabinet above. Central heating radiator with a towel rail above and a frosted window at the side of the house.

Lounge

12'5 x 21'4 (3.78m x 6.50m)

A spacious lounge with a window at the rear and double French doors giving access to the rear garden. Inglenook fireplace with a log burning stove. Two central heating radiators and eight power points.

Dining Room

8'7 x 9'5 (2.62m x 2.87m)

Ample space for a table and chairs, the dining area has a window at the side with a central heating radiator below and four power points.

Kitchen/Breakfast Room

12'3 x 13'4 (3.73m x 4.06m)

A spacious open-plan Kitchen/Breakfast Room. Fitted with a superb range of white wall and base kitchen units with wood effect worktop surfaces which incorporates a breakfast bar. The kitchen has three glass display cabinets, an

integrated dishwasher, and washing machine. Belling gas range cooker with a cooker hood above and a quartz one and a half bowl sink and drainer below one of the two windows to the rear. Central heating radiator and fourteen power points.

First Floor Landing

9'4 x 14'3 (2.84m x 4.34m)

Giving access to all the rooms on the first floor level and the loft, the landing has a built-in double storage cupboard as well as a large, shelved airing cupboard housing the hot water tank. A large floor to ceiling window to the side and a central heating radiator.

Bedroom 1

15'3 x 10'5 (4.65m x 3.18m)

A large double bedroom with a window at the rear, central heating radiator and eight power points.

Bedroom 2

12'4 x 10'4 (3.76m x 3.15m)

A generous double bedroom with a window at the front of the house, a central heating radiator and six power points.

Bathroom

9'4 x 6'4 (2.84m x 1.93m)

Fitted with a quality white four-piece suite which includes a freestanding bath with a shower attachment, a low-level toilet, a corner shower cubicle and a wash hand basin with a vanity unit below and a mirror above. Frosted window at the side, a central heating radiator and recessed ceiling spotlights.

Bedroom 3

15'3 x 10'4 (4.65m x 3.15m)

A good sized double bedroom with a window at the rear, a central heating radiator and six power points.

Bedroom 4

9'4 x 6'5 (2.84m x 1.96m)

Currently being used as a dressing room, the bedroom has



a window at the front of the house and a large built-in storage cupboard. The bedroom has hanging rails and shelving on one wall offering excellent storage. Central heating radiator with a heater cover and two power points.

Garden

Gravelled garden at the front and a large enclosed private rear garden, which has a raised decked sitting area beside the house overlooking lawns with flowerbed surrounds. The garden has a shed beside the garage which has been turned into a bar and a timber log store.

Double Garage

Large driveway offering ample parking for a number of vehicles and giving access to the garage. Large garage with an up and over door. A wooden log store is present.

General Information

Partially floored attic with lighting & retractable loft ladder, offering additional storage.

Full double glazing.

Full gas central heating.

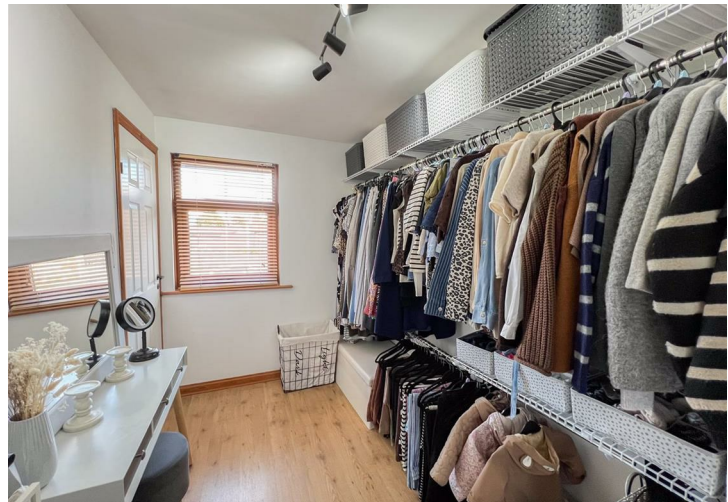
All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band-C.

Tenure-Freehold

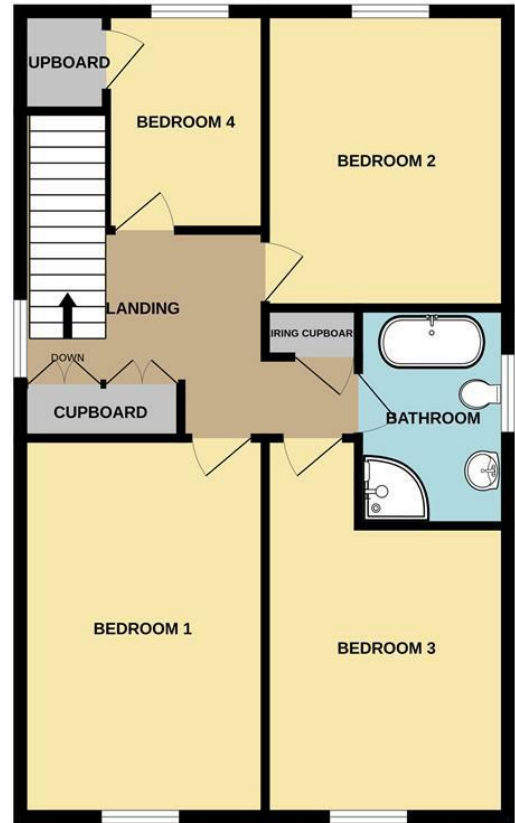




GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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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