



18 Kiln Hill

Tweedmouth, Berwick-upon-Tweed, TD15 2EZ

£550

Ref: R41

****Available Soon****

We are pleased to offer for let this well presented three bedroom maisonette, which has spacious living accommodation set on the first and second floor levels.

The property has superb open views of the sea and coastline to the front and of the Berwick Bridges to the rear, along with full double glazing and gas central heating. This well maintained apartment has a large living room with a dining area and attractive marble fireplace, a well appointed beech kitchen with integrated appliances and a bathroom on the first floor level. On the second floor there are three generous bedrooms, two of which are double and a shower room.

Front Door Porch

5' x 4'2 (1.52m x 1.27m)

Entrance door to the porch and a glazed entrance door to the hall. One power point.

Entrance Hall

14'5 x 2'10 (4.39m x 0.86m)

Stairs to the second floor level and a built-in utility cupboard with plumbing for an automatic washing machine, there is also a cloaks cupboard. Central heating radiator. One power point.

Living Room/Dining Area

22'9 x 15'3 (6.93m x 4.65m)

A large reception room with an attractive marble fireplace with a coal effect gas fire with a back boiler. Built-in shelved alcove to one side of the fireplace with concealed lighting and a double cupboard below, to the other side is the shelved airing cupboard housing the hot water tank. Two windows to the front of the property with superb sea views. There are two central heating radiators with heater covers. Built-in shelved storage cupboard. Television point, five power points and a door to the kitchen.

Kitchen

10'2 x 8'5 (3.10m x 2.57m)

Fitted with a superb range of beech wall and base kitchen units, with granite effect worktop surfaces, under unit lighting and four glass display cabinets. Integrated fridge, freezer and dish washing machine. One and a half bowl sink and drainer. Built-in double oven, four ring induction hob with a cooker hood above. Deep under stairs cupboard. Inset ceiling spot lights and six power points.

Bathroom

7'8 x 8'2 (2.34m x 2.49m)

White three piece suite, which includes a wash hand basin with a vanity unit below with a mirror and light above. Toilet with toilet roll holder and a jacuzzi bath. Frosted window to the rear, inset ceiling spot lights and central heating

radiator.

Second Floor Landing

Giving access to all of the rooms on the second floor level and loft. The landing has a window to the rear with superb views of the Berwick Bridges. Built-in linen cupboard. Central heating radiator and one power point.

Bedroom 1

10'9 x 16'8 (3.28m x 5.08m)

A generous double bedroom with a built-in double wardrobe and a window to the front with superb views of the Tweed and Coastline. Central heating radiator. Four power points.

Bedroom 2

12'6 x 13'4 (3.81m x 4.06m)

Another double bedroom with a window to the front with superb views of the Tweed and coastline. Central heating radiator. Four power points.

Shower Room

7'8 x 6'5 (2.34m x 1.96m)

A fully tiled shower room which is fitted with a white three piece suite, including a double shower cubicle with a Mira electric shower. Wash hand basin with vanity unit below and a shelf and mirror above. Toilet with toilet roll holder. Frosted window to the rear with a central heating radiator below.

Bedroom 3

8'6 x 10'10 (2.59m x 3.30m)

A good sized single bedroom with a window to the front with superb views. Central heating radiator. Two power points.

General Information

Full Double Glazing.

Full Gas Central Heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax Band A.

Energy Rating E (47)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

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.

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