




Beautifully converted, brand new 2 bedroom apartment situated on Middle Street in Spittal, Berwick-upon-Tweed. This delightful property offers a perfect blend of modern convenience and classic charm, ideal for a variety of lifestyles.

39B Middle Street, Spittal,
Northumberland, TD15 1RZ

 2  1  1

 63 sq m

Guide Price £210,000

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About this property

Upon entering, you are greeted by a spacious and airy open-plan living area, designed with comfort and style in mind. The living room features large windows that flood the space with natural light, creating a warm and inviting atmosphere. Adjacent to the living area is a contemporary kitchen, fully equipped with state-of-the-art appliances, sleek countertops, and ample storage space, making it a dream for any home chef.

The property boasts two generously sized bedrooms, each thoughtfully designed to provide a serene retreat. The master bedroom offers a peaceful haven with plenty of room for a king-sized bed and additional furnishings, while the second bedroom is perfect for guests, children, or as a versatile home office.

A modern, stylish bathroom completes the interior, featuring high-quality fixtures and fittings, a spacious walk-in shower, and elegant tiling, ensuring a luxurious experience.

Outside, the property benefits from a private, low-maintenance garden, ideal for enjoying the fresh air and outdoor dining.

Located in the charming coastal village of Spittal, this bungalow is just a short stroll from the beautiful Spittal Beach, offering stunning sea views and a peaceful escape from the hustle and bustle. The historic market town of Berwick-upon-Tweed is also nearby, providing a wealth of amenities, including shops, restaurants, and excellent transport links.

This brand-new conversion is a rare find, combining modern living with a sought-after location. Don't miss the opportunity to make this exquisite bungalow your new home. Contact us today to arrange a viewing and experience the charm and convenience of Middle Street, Spittal.



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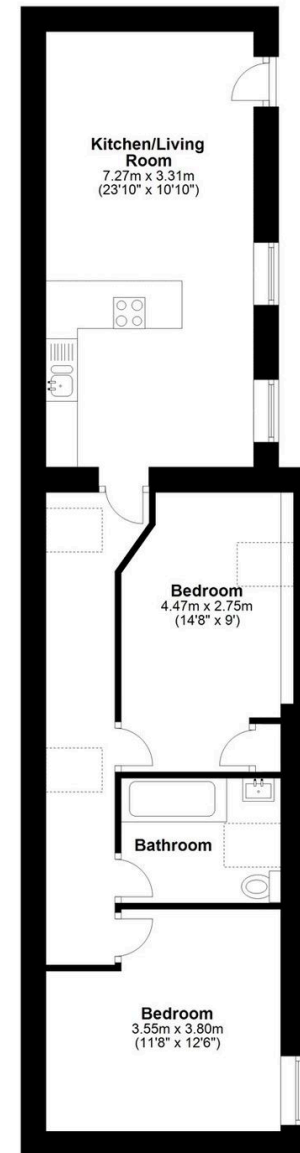
Plans

Approx. gross internal floor area
63 square meters

Accommodation Comprises

Ground Floor - Open Plan Sitting/Dining/Kitchen, 2 Double Bedrooms, Bathroom.

Outside – Private Courtyard.



Approx. 63.4 sq. metres (682.3 sq. feet)

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Local Area

Middle Street is positioned in the heart of Spittal which sits on the coastline of Berwick-Upon-Tweed. This scenic location is within a short walk to what is considered to be one of the best beaches in Northumberland, with stunning coastal views towards the east of Berwick's pier and lighthouse.

The historic market town of Berwick-Upon-Tweed is known for its beautiful architecture and rugged coastlines with unspoilt beaches. The ancient town has an expansive range of amenities with five national supermarkets and local shops. The area offers schooling for all ages with an array of first schools, a local high school or alternatively the well-regarded private school Longridge Towers. Berwick also has a large selection of sports clubs, public houses, restaurants, cafes and the Maltings theatre and cinema.

The local area has an extensive range of popular attractions and activities including Berwick's Elizabethan walls, castle remnants and pier. Bamburgh Castle and Lindisfarne National Nature Reserve are within easy reach, as well as the Border towns of Coldstream, Kelso and Melrose. Country and sporting pursuits are widely available, including hill walking, salmon and trout fishing, riding, hunting shooting and scuba diving in the renowned Berwickshire Marine Reserve. Swimming, gym and indoor bowling facilities exist at the Swan Centre in Berwick-Upon-Tweed. There are several golf courses within a short drive, including Magdalene Fields in Berwick, Goswick, Eyemouth and The Hirsell Golf Club in Coldstream.

Berwick-Upon-Tweed offers a mainline railway station which has regular trains to Edinburgh, Newcastle and London. Both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours and 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.



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Location

Distances

Berwick Train Station 2 miles, Norham 9 miles, Holy Island 14 miles, Bamburgh 18 miles, Alnwick 29 miles, Edinburgh City Centre 57 miles, Newcastle 63 miles. (distances are approximate).

What3Words



Key Information

Local Authority

Northumberland County Council

Council Tax

Band = NA

Tenure

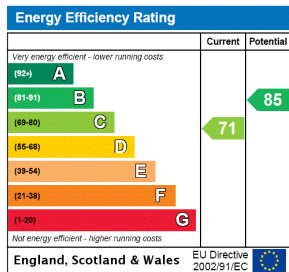
Leasehold- 999 years

remaining

EPC

PROPERTY EPC

EPC Rating = C



General Remarks

Management Fees

TBC, predicted to be around £500 per year.

Services

- Gas central heating
- Mains gas, electricity, water and drainage.
- High speed broadband services are available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale

Listing and Conservation

39B Middle Street is not a listed building and does fall within a conservation area.

Internet Web Site

This property and other properties offered by Paton & Co can be viewed on the following websites:

www.patonandco.com / www.rightmove.co.uk / www.zoopla.co.uk / www.onthemarket.com /

www.primelocation.com

Enquire



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chloe@patonandco.com



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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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Viewing strictly by appointment

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