



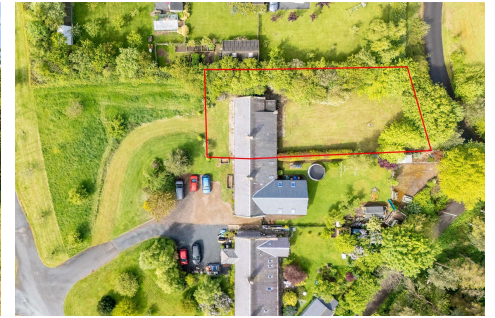
4 Fishwick Mains Cottages

Offers Over £170,000

Berwick-Upon-Tweed, TD15 1XQ



Located Just A Stones Throw Away From The Banks Of The River Tweed, 4 Fishwick Mains Offers A Real Lifestyle Opportunity; A Period Cottage With Potential For Modernisation, Extensive Gardens, And Ample Space For Further Extension



Set on an extensive garden plot, 4 Fishwick Mains is an enviable lifestyle opportunity, located just a stones throw away from the banks of the River Tweed and within the heart of Berwickshire's rolling landscape.

Offering generous internal proportions with high ceilings and a sunny south facing aspect, this semi detached two bedroom cottage offers exciting opportunities for a purchaser to implement their own upgrades and with garden ground to the front, side and rear, there is ample space and scope to further extend the cottage if desired.

Having been a much loved second home for the current vendor, the cottage offers an idyllic opportunity for those seeking the same, whilst being equally well suited as a main residence for those looking to create a life in the country.

The principal rooms boast a sunny aspect to the front of the cottage with two large double bedrooms extending to either side of the central lounge, complete with multi fuel stove. Extending to the rear and with views over the extensive garden there is a well appointed dining kitchen, bathroom and utility/rear porch.

Located around six miles inland from Berwick this cottage offers country living with the added convenience of excellent connectivity and onward commuter links in the area.

LOCATION

Berwick lies on the banks of the River Tweed and offers a wide range of shopping and recreational facilities as well as the main east coast rail line giving regular connections to Edinburgh, Newcastle and London. The Eastern coastline offers some dramatic scenery and beautiful beaches including Bamburgh, Holy Island and Seahouses all within easy reach.

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HIGHLIGHTS

- Extensive garden plot with additional ground available to purchase
- Spacious two bedroom cottage
- Opportunities for upgraded
- Scope for extension
- Located close to the River Tweed
- Accessible yet rural setting

ACCOMMODATION SUMMARY

Lounge, Dining Kitchen, Utility/Rear Porch, Bathroom, Cloakroom and Two Double Bedrooms.

SERVICES

Mains water and electricity. Partial solid fuel central heating. Private drainage. Double glazing.

ADDITIONAL INFORMATION

Additional ground to the front of the cottage which is currently under separate ownership is available to purchase by separate negotiation

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating F

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £170,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.