



## 10 Bell Tower Place

Berwick Upon Tweed, TD15 1NB



2 bed



1 public



1 bath



Tucked Away In The Ever-popular Bell Tower Place, This Charming Two-bedroom Semi-detached Cottage Offers A Wonderful Blend Of Character, Comfort And Convenience Right In The Heart Of Berwick-upon-Tweed.





Perfectly suited to first-time buyers, those looking to downsize, or anyone seeking a delightful second home or holiday let/Airbnb investment, this hidden gem enjoys a peaceful setting while being just moments from local amenities and excellent transport links. To the front, a sunny walled garden—shared with the adjoining property—creates a welcoming first impression and provides a lovely spot to sit out and relax. A new shed offers handy external storage, while the recently replaced front door and attractive stable-style kitchen door add both style and practicality.

Inside, the property has been tastefully updated with a new shaker style kitchen, thoughtfully designed with space for a large fridge freezer and family dining table—perfect for everyday living and entertaining alike. The kitchen flows seamlessly into a warm and inviting living/dining area, complete with two windows allowing for plenty of natural light, a cosy coal-effect gas fire, and a generous under-stairs cupboard providing excellent storage. From the living room, a hallway leads to the front entrance and staircase rising to the first floor.

The bright landing benefits from a window, enhancing the airy feel, and gives access to two well-proportioned double bedrooms, both offering space for freestanding furniture. The family bathroom is finished in neutral tiling and features a bath with shower over.

Centrally positioned, the property is within easy reach of local shops, schools and the beautiful coastal and riverside walks that Berwick is renowned for. Berwick-upon-Tweed railway station is also close by, providing direct access to the East Coast Main Line—ideal for commuters or weekend getaways. A delightful cottage in a sought-after location, offering charm, versatility and convenience in equal measure

## LOCATION

Berwick-Upon-Tweed 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.

What3words Doc.maps.bought

## HIGHLIGHTS

- Peaceful setting with enclosed sunny garden
- New kitchen with space for table
- Double aspect living/dining room
- 2 double bedrooms • Modern bathroom

## ACCOMMODATION SUMMARY

New kitchen, large lounge with space for dining, two double bedrooms and modern bathroom. Shared sunny front garden with additional storage/garden shed.

## SERVICES

Mains gas, electricity, and drainage

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

TBC

## VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## TENURE

Freehold

## MARKETING POLICY

Offers over £195,000 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](mailto: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.