

3 Mount Road



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Offers Over £90,000

Tweedmouth, Berwick-Upon-Tweed, TD15 2BA



1 bed



1 public



1 bath



A Superbly Located Ground Floor Apartment
Directly Overlooking The Tweed Estuary -
Perfect As A Main Residence, Coastal Holiday
Home Or Rental Investment
Entrance Porch, Lounge, Kitchen, Double
Bedroom And Bathroom. Use Of A Shared
Courtyard.



Quietly situated on a leafy back lane of Tweedmouth, 3 Mount Road is a perfectly placed ground floor apartment.

Occupying an elevated position, the apartment boasts fabulous views directly overlooking the Tweed estuary offering an exceptional opportunity for anyone seeking a home by the sea. Within easy reach of local beaches, including Spittal beach and promenade just a short stroll away, plus a wealth of local amenities on the doorstep, it's the ideal base for enjoying the town's vibrant coastal lifestyle.

Perfect as a low-maintenance full-time residence, a weekend retreat, or a savvy investment property, the apartment offers a well appointed interior with the principal rooms boasting large windows framing direct views of the estuary.

The lounge also features some lovely period details including stripped floor boards and an ornate, original cast iron range with open fire. Off the lounge extends the double bedroom whilst towards the rear of the apartment lies the modern kitchen and bathroom.

The property forms the lower level of a period building with the benefit of access to a shared courtyard to the rear; a lovely sunny sheltered spot, with useful external store off.

LOCATION

Tweedmouth, located on the south bank of the River Tweed, is a pretty suburb of Berwick-Upon-Tweed. Available locally there is 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.

HIGHLIGHTS

- Direct views of the sea estuary
- Well placed ground floor apartment
- Low maintenance permanent residence
- Excellent holiday home by the sea
- Good rental potential

ACCOMMODATION SUMMARY

Entrance Porch, Lounge, Kitchen, Double Bedroom and Bathroom. Use of a Shared Courtyard.

SERVICES

Mains gas, water, electricity and drainage, Double glazing. Gas central heating

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. To request further information, or to arrange a viewing please call 01573 225999 or email enq@hastingslegal.co.uk

MARKETING POLICY

Offers over £90,000 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.