



## Oakley

Main Street, East End, Chirnside, TD11 3XR



Substantial Stone Built Detached Property,  
Superb Southerly Outlooks and Scope to  
Modernise

Entrance Hall, Lounge, Kitchen, Dining  
Room/Downstairs Double Bedroom, Shower  
Room, Three Further Double Bedrooms, Store  
Room and Bathroom. Outouses. Garden.



'Oakley' is a substantial detached stone built property which benefits from a fabulous outlook at the rear to the south taking in The Cheviots in the distance. The interior is of good proportions as you would expect from a property of this nature and provides a flexible layout with bathroom facilities on both floors and the option of a downstairs bedroom if required. There are elements that would now benefit from general upgrading and modernisation but with scope to make a fabulous family home. The garden to the rear is an excellent space and thanks to the southerly aspect they enjoy sun throughout the day not to mention fabulous views down the valley.

## LOCATION

Local shopping, primary and nursery schooling is available at Chirside with the main shops and the east coast rail connection some 12 miles away at Berwick upon Tweed. The county town of Duns is five miles west with its recently built state of the art secondary school while Edinburgh is approx 50 miles and one hour by car via the A1. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed and provides ideal walking and horse country in the Cheviot and Lammermuir hills.

## GROUND FLOOR ACCOMMODATION

The entrance hall features the traditional spindled staircase to the upper floor with window over ensuring plenty of light. Extending from the front to the rear of the building, the lounge is a particularly spacious room with double aspect windows and an open coal fire with shelved recess to the side. The dining room or downstairs bedroom if preferred is equally well proportioned and benefits from a large low sill window to the front and an adjoining shower room. This room provides a handy downstairs facility and is fitted with a modern white suite with stained glass side window and velux over. Towards the rear of the property, the kitchen has a window overlooking the garden and is current fitted with a range of wall and base units.

## UPPER ACCOMMODATION

All three bedrooms are notably spacious double rooms, two of which are located to the rear and overlook the garden with open views beyond. The third bedroom is to the front as is the main bathroom which is fitted with a white three piece suite with electric shower over the bath. The store room/box room is a useful space with a window to the front and a hatch to the attic.

## MEASUREMENTS

Lounge	6.73m x 2.68m (22'0" x 8'7")
Kitchen	2.98m x 3.00m (9'7" x 9'8")
Dining Room/Bedroom	3.97m x 6.74m (13'0" x 22'1")
Shower Room	2.25m x 2.89m (7'3" x 9'4")
Bedroom One	4.63m x 3.92m (15'1" x 12'8")
Bedroom Two	4.29m x 3.41m (14'0" x 11'1")
Bedroom Three	3.19m x 3.96m (10'4" x 12'9")
Bathroom	3.28m x 1.97m (10'7" x 6'4")

## EXTERNAL

There are a selection of useful outhouses including a workshop, a gardeners WC and garden store. The south facing gardens enjoy good privacy and sun throughout the day, with areas of lawn and planted beds as well as ample space for vegetable plots etc if desired. There is vehicular access/off street parking to the side of the property.

## COUNCIL TAX

Band D

## ENERGY EFFICIENCY

Rating G

## SERVICES

Mains water, electricity and drainage. Electric heating. Double glazing.

## VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

## MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.