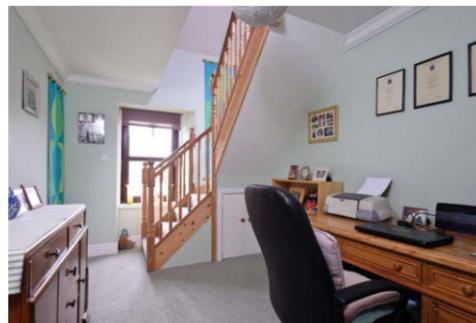




Kirkhill

Kirkgate, Chirnside, TD11 3XL



Nestled into a quiet edge of village position opposite the parish church; 'Kirkhill' is a substantial detached town house which offers flexible and adaptable accommodation, ideal as a main home but also with obvious potential for use as a Bed and Breakfast. The traditional accommodation extends over three floors, with all rooms being of good proportions and presented throughout in a modern tasteful style, which compliments the character of the property perfectly. Externally there is a partially walled, easy to maintain, south facing garden which comprises a small lawn and decked terrace, ideal for summer BBQ's whilst to the rear of the property is a private drive with space for several cars and a detached single garage.



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 approximately 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.

ACCOMMODATION SUMMARY

Sitting Room, Dining Room, Breakfasting Kitchen, Utility, Cloakroom, Five Double Bedrooms (Two with En-Suite Shower Rooms), Study Area, Bathroom and Shower Room.

GROUND FLOOR ACCOMMODATION

From the driveway to the rear, a 'stable' door opens into a welcoming entrance hall which allows access to both the kitchen and sitting room. A useful facility is provided by the utility area and ground floor cloakroom with WC and wash hand basin. The breakfasting kitchen is traditional in style with beamed ceiling and terracotta tiled floor; these traditional features work well with the modern fitted kitchen units which offer ample worktop space and benefit from tiled splash backs. Appliances include a Belfast sink, slot in range cooker with chimney hood above and space for a slot in dishwasher. The room benefits from a south facing window and provides space for everyday dining. Overlooking the garden to the front, the sitting room is a particularly large room, flooded with natural light thanks to the double windows. Whilst the room offers plenty of space for a range of free standing furniture, the recessed log burning stove and feature wall ensure a cosy, country feel. An inner hallway connects the sitting room to the dining room which benefits from triple aspect windows and provides the ideal space for formal dining; however this room could lend itself to alternative uses depending on requirements.

FIRST FLOOR ACCOMMODATION

A carpeted staircase leads to a lengthy first floor landing with rear facing window. At either ends of the landing are the en-suite bedrooms; both are lovely sized rooms benefitting from plenty of natural light thanks to the south facing windows. The shower rooms are both freshly presented and fitted with modern white suites incorporating WC, pedestal sink and large shower cubicles. The third bedroom, another good double room is freshly presented and benefits from an aspect over the garden to the front. The family bathroom at this level is tiled to dado height and benefits from a four piece suite incorporating a WC, pedestal sink, bath and separate corner shower. An opening off the first floor landing gives way to the staircase leading to the second floor and this space to the foot of the stairs makes for an ideal home office with window to the front and plenty of room for a computer desk and additional storage.

SECOND FLOOR ACCOMMODATION

The staircase leads to the second floor landing with large velux window to the rear. Both bedrooms at this level are well proportioned with windows to the rear whilst the shower room provides a convenient facility, comprising w.c., wash basin and shower.

MEASUREMENTS

Breakfasting Kitchen	4.63m x 3.09m (18'2" x 10'1")
Sitting Room	6.17m x 4.57m (20'3" x 15'0")
Dining Room	4.33m x 3.51m (14'2" x 11'6")
Master Bedroom	4.96m x 3.61m (16'10" x 11'1")
Bedroom Two	4.74m x 3.76m (15'6" x 12'4")
Bedroom Three	3.68m x 3.30m (12'1" x 10'9")
Study Area	3.75m x 2.61m (12'3" x 8'7")
Bedroom Four	4.03m x 3.76m (13'3" x 12'4")
Bedroom Five	3.76m x 3.54m (12'4" x 11'7")

EXTERNAL

The garden is situated to the front of the property and as such enjoys a southerly aspect. The size makes it ideal for those that are looking for an

easy to maintain garden; a decked terrace lies immediately next to the property, ideal for summer dining, with a small lawned area beyond. The garden is fully enclosed, providing a safe haven.

GARAGE AND PARKING

A lengthy driveway extends to the rear of the property with space for several cars. The detached single garage has a remote roller door to the front, provides excellent additional storage and benefits from mains electricity.

SERVICES

Mains water, electricity and drainage. Double glazing. Oil central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating E

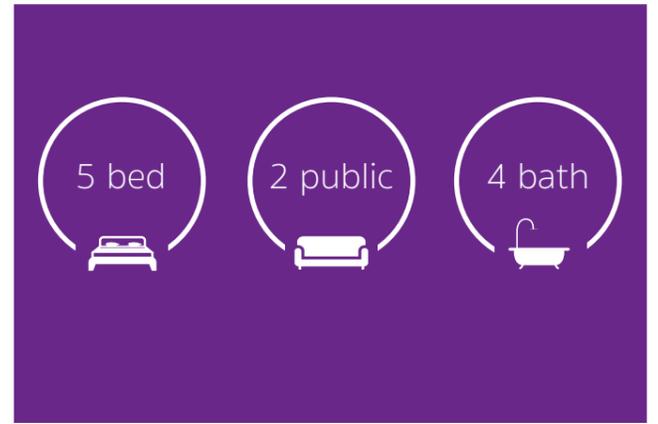
VIEWING AND HOME REPORT

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.



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