



2 Bow Windows

Chirnside, TD11 3XX

Offers Over £150,000



2 bed



1 public



2bath



A Very Pretty, Newly Renovated Semi Detached Cottage With Raised Private Rear Garden.

Breakfasting Kitchen, Lounge, Shower Room, Two Double Bedrooms And Bathroom



**Bow Windows** is a particularly pretty stone building, formerly apartments which have been recently converted to provide a very well appointed semi-detached cottage.

Having been renovated using traditional conservation methods sympathetic to the period nature of the building, the cottage provides a well-equipped interior with a clever design feature of a suspended walk way on the first floor which gives access to the private and sheltered rear garden.

The ground floor is centred around a cosy and homely lounge; a well-proportioned room featuring an inglenook fireplace housing a log burning stove. Off this room lies a bright and airy modern kitchen plus a freshly presented shower room with tiled surrounds and good built in storage.

An open staircase from the lounge leads to the upper floor hosting two double bedrooms with open rooftop views, an additional well equipped bathroom plus the access way to the gardens.

Externally the raised rear garden provides a sunny and sheltered spot with good privacy; fully enclosed and largely laid to lawn with scope to landscape further if desired. A pedestrian walk way extends along the rear of the building at ground floor level.

Located in the heart of the village with all local amenities readily accessible, 2 Bow Windows presents a super opportunity both for those seeking a main residence as well as those looking for a weekend bolthole.

## LOCATION

Chirnside is a scenic Berwickshire village, set in an elevated position commanding open views towards The Cheviots in the south.

- Amenities: The village benefits from an excellent range of daily amenities including a local Coop, Newsagents and Post Office, village pub, garage and takeaway.
- Schooling: There is a primary school in the village and is in the catchment area for Berwickshire High School at nearby Duns
- Population: a population of approximately 1700
- Transport Connections: The village lies approximately forty miles south east of Edinburgh, with easy access to the A1 allowing easy travel both north and south. Local train connections on the main East Coast rail line are available at Reston (5 miles) and Berwick-upon-Tweed (10 miles away) Local public transport services provide regular connections to neighbouring towns and villages

## HIGHLIGHTS

- Recently converted and fully renovated
- Clever first floor garden access
- Inglenook fireplace with log burner
- Modern kitchen, bathroom and shower room
- Sheltered rear garden

## ACCOMMODATION SUMMARY

Breakfasting Kitchen, Lounge, Shower Room, Two Double Bedrooms and Bathroom

## SERVICES

Mains water, electricity and drainage. Double glazing. Partial electric heating plus log burning stove

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating E

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £150,000 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.