

HASTIN^{LEGAL}&S



1 Bow Windows,

Offers Over £160,000

Chirnside, TD11 3XX



2 bed

1 public

2 bath



A Newly Converted Semi Detached Cottage
With Lovely Stone Frontage And Sun Trap
Rear Garden

Entrance Porch, Kitchen, Lounge, Utility/
Washroom, Two Double Bedrooms And
Shower Room.



With a very attractive stone exterior, this pretty semi detached cottage has been newly renovated and refurbished throughout to create a modern low maintenance home within a traditional period building.

The renovation works have been well considered and completed using traditional conservation methods which are sympathetic to the period nature of this property.

Offering good internal proportions, the ground floor accommodation enjoys a semi open plan layout with the central staircase creating a natural division between the modern kitchen and cosy sitting room which is centred around a feature fireplace with stove. The kitchen is well appointed with a good range of units whilst the adjoining utility / washroom adds further practicality with the benefit of a WC and wash hand basin. The adjoining cupboard currently offers good storage but also contains the infrastructure for a shower giving options to convert and extend the washroom to a ground floor shower room.

Upstairs the split landing branches off to two spacious and light filled double bedrooms, each with a lovely rooftop view of the surrounding countryside. The layout of the upper floor has made excellent use of space with both bedrooms connecting to an internal Jack and Jill shower room which has been well finished in contemporary style.

The sun trap rear gardens enjoy excellent privacy and can be accessed both from the rear of the property via a few steps or internally from the first floor landing. The gardens are currently laid to lawn with opportunities for further landscaping if desired. A large timber workshop/summer house provides good external storage.

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 What3words ///juror.corrosive.topped

HIGHLIGHTS

- Newly converted and renovated
- Lovely sun trap garden
- Feature fireplace with stove
- Modern kitchen and shower room

ACCOMMODATION SUMMARY

Entrance Porch, Kitchen, Lounge, Utility/Washroom, Two Double Bedrooms and Shower Room.

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating plus the log burning stove

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating F

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 or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £160,000 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.