



21 Swan Avenue

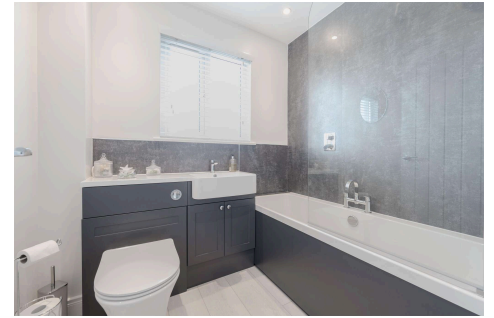
Offers Over £205,000

Chirside, TD11 3TE



An Exceptionally Well Presented Three-bedroom Home With Standout High Specification Interiors, A Village Green Outlook And Easily Maintained Garden.

Lounge With Dining Area, Breakfasting Kitchen, Cloakroom, Master Bedroom With En-Suite Shower Room, Two Further Bedrooms And Bathroom.



21 Swan Avenue is one of only three properties of its kind within this popular residential development. Finished to a high specification and impeccably maintained throughout, it offers an ideal opportunity for those seeking stylish, modern living with minimal upkeep.

A standout feature of the design is the distinctive turret, which incorporates wraparound bay windows in both the lounge and principal bedroom. These features flood the rooms with natural light while creating versatile spaces—ideal as a dining area within the lounge and a dressing or seating area within the bedroom.

The interiors continue to impress with a clean, contemporary finish throughout. The breakfasting kitchen opens directly onto the rear garden and features striking navy cabinetry, granite-style worktops, and a central dining island. A generous walk-in pantry provides excellent storage, complemented by a useful utility cupboard. A stylishly upgraded cloakroom with WC and wash hand basin completes the ground floor.

Upstairs, the principal bedroom is particularly well appointed, benefiting from the bay window feature, recently installed high-quality wardrobes, and a sleek en-suite shower room. Bedroom two features a Juliet balcony, while bedroom three offers a peaceful outlook over the garden. The accommodation is completed by a well-finished family bathroom.

Externally, the property features a sunny, low-maintenance patio garden, providing a sheltered and private space ideal for outdoor seating and planting. A large storage shed adds further practicality, while residents' parking is readily available within the quiet cul-de-sac.

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 ///flattery.risen.truck

HIGHLIGHTS

- Unique style with bay windows
- High specification interiors
- Floods of natural light
- Stand out navy kitchen
- Master bedroom suite with dressing area and en-suite
- Juliet balcony
- Easy low maintenance garden

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Breakfasting Kitchen with Pantry and Utility Cupboard, Cloakroom, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms and Bathroom.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING

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 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £205,000 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.