



19 Erskine Place

Offers Over £175,000

Chirside, TD11 3WW



A Particularly Smartly Upgraded Three Bedroom Family Home In A Quiet Cul De Sac Position

Entrance Porch/Boot Room, Lounge, Rear Hall, Kitchen, Cloakroom, Three Bedrooms And Bathroom



Lying quietly towards the edge of this cul de sac setting with no through traffic, 19 Erskine Place is a particularly smartly upgraded three bedroom home offered in immaculate move in condition.

Finished with tasteful and contemporary décor, the light filled accommodation offers excellent proportions for family living, with the added benefit of a stylish upgraded kitchen, well appointed bathroom and recently installed LPG central heating plus a new log burning stove.

With an open aspect from the front and parkland to the rear, the property enjoys good privacy with private off street parking and open views towards The Cheviots in the distance. The rear garden has been landscaped for easy maintenance; this sun trap area features a raised patio area perfect for summer dining and entertaining.

The internal layout works well for modern family living with a useful front porch/boot room, which connects to the light filled lounge featuring a large south facing window and cosy log burning stove. A rear hall extends off giving access to good storage, a ground floor cloakroom with WC and the impressive kitchen; fitted with a great range of gloss units with ample work top space and a breakfasting bar, the kitchen also links directly to the gardens beyond.

The upper floor hosts three well-presented bedrooms plus the modern family bathroom with electric shower over the bath.

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

- Quiet cul de sac setting
- Private off-street parking
- Immaculate interiors
- New LPG central heating and log burning stove
- Stylish replacement kitchen
- Three bedrooms
- Low maintenance sheltered gardens

ACCOMMODATION SUMMARY

Entrance Porch/Boot Room, Lounge, Rear Hall, Kitchen, Cloakroom, Three Bedrooms and Bathroom

SERVICES

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

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

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

PRICE & MARKETING POLICY

Offers over £175,000 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.