



## 3 Smiddy Terrace, Offers Over £140,000

Chirside , TD11 3XU



2 bed



1 public



1 bath



A Perfect Starter Or Downsizer Home Set In An Elevated Position Within The Heart Of Chirside

Entrance Porch With Utility Cupboard And Workshop/Store, Entrance Hall, Lounge, Kitchen, Two Double Bedrooms And Shower Room





Located in the heart of the village within easy reach of all amenities this semi detached two bedroom home offers an ideal opportunity for first time buyers or those seeking a low maintenance property within the village to downsize to.

Having been well maintained, the property offers pleasant proportions and easy opportunities for a buyer to add their own stamp should they wish to

Set well back from the road and with gardens to the front and rear, Smiddy Terrace is a small collection of only four homes, ensuring quiet and well established surroundings. The rear gardens border on to open farmland which provide a pleasant open aspect whilst to the front there is an elevated roof top view towards The Cheviots

The well laid out accommodation benefits from an entrance porch which benefits from through access to the rear gardens as well as a built in utility cupboard and further store room/workshop. The lounge to the front is a homely room with good natural light and the kitchen with a good range of units enjoys a garden outlook to the rear.

Two bright and airy double bedrooms upstairs command the best of the rooftop views, both benefiting from built in storage, and are served by the shower room.

The gardens to the front are neatly presented with a section of lawn and vegetable plots beyond. The rear gardens enjoy good privacy and are largely laid to lawn.

## 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 and established village setting
- Gardens to front and rear
- Excellent first time home
- Ideal low maintenance downsize

## ACCOMMODATION SUMMARY

Entrance Porch with Utility Cupboard and Workshop/Store, Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Shower Room

## SERVICES

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

## COUNCIL TAX

Band A

## 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 6 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £140,000 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.