



1 Craighnowe,

Offers Over £130,000

Chirnside, TD11 3UQ



2 bed



2 public



1 bath

This Ground Floor Garden Villa Benefits From Private Parking, A Detached Garage And An Attractive, Well Cared For Private Garden, Alongside Interiors That Offer Easy Opportunities For Cosmetic Upgrades



Lying towards the edge of Chirnside, 1 Craigknowe is a garden villa that forms the lower level of this detached period dwelling.

Offering good internal proportions with excellent natural light and providing a purchaser with easy opportunities to cosmetically upgrade and make this home their own.

Perfect for a range of buyers including first time buyers, downsizers or those specifically looking for ground level living.

Highlights of this home include a beautifully tended private garden which is set to the side of the building with useful outhouses/stores, a detached garage and off street parking.

Thanks to a sunny south facing aspect, the interiors are light filled with high ceilings that add to the sense of space. With a practical layout and good flow between rooms; the dual aspect lounge links to a dining room which has direct access to the gardens, and in turn connects to the kitchen. Over the hall lie two double bedrooms and a large shower room. Towards the rear of the villa is a useful rear lobby with good additional storage and external doors giving access to the gardens and outhouses.

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 //invoices.staked.shows](http://www.what3words.com/invoices.staked.shows)

HIGHLIGHTS

- Ground Floor Garden Villa
- Well tended private garden
- Garage and Off Street Parking
- Two Double Bedrooms
- Lounge and Dining Room
- Opportunities for Upgrading

ACCOMMODATION SUMMARY

Rear Lobby/Boot Room, Hall, Lounge, Dining Room, Kitchen, Two Double Bedrooms and Shower Room.

SERVICES

Mains water, electricity and drainage, Double glazing, LPG Central heating

COUNCIL TAX

Band B

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

PRICE & MARKETING POLICY

Offers over £130,000 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.