



## 10 Whitehall Close Offers Over £175,000

Chirnside, TD11 3SS



A Modern End-of-terrace Home Offering An Excellent Opportunity For First-time Buyers Or Families, Set Within A Popular Village Location.

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Cloakroom, Three Bedrooms & Bathroom





Situated in a popular residential area within easy walking distance of local amenities and the Primary School, 10 Whitehall Road is a well-presented end-of-terrace home offering modern, move-in-ready accommodation.

The property features a bright and inviting lounge with large front-facing windows that allow plenty of natural light to flow through. To the rear, the lounge opens into a dining kitchen, complemented by a useful utility room with WC, providing additional storage and laundry space with direct access to the garden.

The upper floor hosts two double bedrooms plus a third single or home office if preferred and a well-appointed bathroom with fully panelled walls and a modern white suite.

Outside, the private, fully enclosed gardens have been designed for easy maintenance with decorative chippings and a large decked terrace perfect for entertaining. Further benefits include a timber shed with power and lighting, additional storage sheds and shared residents parking within the cul de sac to the front

## 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

- Excellent family home
- Sociable family dining kitchen
- Fully enclosed low maintenance garden
- Quiet cul de sac setting
- Close to village amenities and primary school

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Cloakroom, Three Bedrooms & Bathroom

## SERVICES

Mains services, Double glazing, Gas Central Heating

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating C

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. 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 register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## 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](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.