



18 Swan Avenue Offers Over £170,000

Chirnside, TD11 3TE



A Beautifully Maintained Modern Home Set On The 'Village Green', Featuring A Sun-soaked Garden And Bedrooms With Juliet Balconies.

Lounge, Dining Kitchen, Cloakroom, Three Bedrooms (Two With Juliet Balconies) And Bathroom.



18 SWAN AVENUE

Beautifully positioned overlooking the 'village green', 18 Swan Avenue enjoys a sunny aspect with far-reaching views towards the surrounding countryside. Immaculately presented throughout, this modern home offers a superb opportunity for those seeking a low-maintenance, easy-to-manage property in a popular village setting, within walking distance of the local primary school and amenities.

Designed to maximise natural light and its attractive setting, the property benefits from a fully enclosed, suntrap rear garden, while two of the three bedrooms enjoy Juliet balconies to the front.

Overlooking the village green and bathed in sunlight, the lounge is a pleasant room, smartly presented and benefiting from a useful under-stair storage cupboard. An inner hallway leads to the ground floor cloakroom. The kitchen is well planned with a good range of units, providing ample room for every day dining. The fully enclosed rear garden can be accessed directly from the kitchen, providing a great space for young family or pets. Residents parking lies to the front.

The upper floor hosts three bedrooms; one overlooking the rear garden whilst bedrooms two and three feature Juliet balconies to the front overlooking the village green, two of which also benefits from a walk in closet. The upper floor is served by a well-appointed bathroom with white suite and shower over the bath.

LOCATION

Local day to day shopping, primary and nursery schooling are all available within Chirnside Connections to the main East Coast rail line are local at both Reston and Berwick. The county town of Duns is five miles west, with its recently built state of the art secondary school, whilst Edinburgh is approx. 50 miles and one hour by car via the A1. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed.

HIGHLIGHTS

- Village green setting
- Sunny open views
- Enclosed gardens
- Juliet balconies
- Modern and easily maintained

ACCOMMODATION SUMMARY

Lounge, Dining Kitchen, Cloakroom, Three Bedrooms (two with Juliet balconies) and Bathroom.

SERVICES

Mains services. Gas central heating. Double glazing.

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 or requested by email 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 £170,000 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.