

HASTIN^{LEGAL}&S



24 Windram Road

Offers Over £150,000

Chirnside, TD11 3UT



3 bed

1 public

2 bath



A Well Appointed Starter Or Family Home
Offering Pleasant Proportions And A
Convenient Village Setting

Entrance Hall, Lounge With Dining Area,
Cloakroom, Three Bedrooms And Shower
Room



Ideally situated within an established residential area, 24 Windram Road is a well presented end-terrace home offering generous proportions and a bright, welcoming interior. Well maintained throughout, the property represents an excellent opportunity for first-time buyers, young families, or those looking to upsize within the village.

Enjoying an open aspect to the rear overlooking parkland, the home is ideally placed for easy access to local amenities and the village primary school—making it both convenient and family-friendly. The ground floor accommodation flows effortlessly, featuring a spacious dual-aspect lounge and dining area filled with natural light. Adjacent to the dining space is a sleek, modern kitchen with integrated appliances and an excellent range of cabinetry, providing direct access to the enclosed rear garden. Additional practical features include a ground floor WC and a useful storage cupboard off the entrance hall.

Upstairs, the home offers three well-proportioned bedrooms, including two generous doubles and a comfortable single—ideal for a home office or nursery. Rear-facing rooms enjoy superb open views across the village towards the Cheviot Hills. A freshly presented shower room completes the upper level, fitted with a contemporary white suite and partially tiled walls.

Occupying a good sized plot due to its end-terrace position, the property benefits from larger-than-average gardens to the front, side, and rear. The outdoor space is fully enclosed, enjoys excellent privacy, and benefits from sunlight throughout the day—perfect for families, entertaining, or simply relaxing.

LOCATION

Local shopping, primary and nursery schooling is available at Chirnside with the main shops and the east coast rail connection some 12 miles away at Berwick upon Tweed. 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 and provides ideal walking and horse country in the Cheviot and Lammermuir hills

HIGHLIGHTS

- Established residential area
- Well-appointed interior
- Contemporary fitted kitchen
- Gardens to three sides
- Close to amenities and primary school

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Cloakroom, Three Bedrooms and Shower Room

SERVICES

Mains electric, water and drainage. Double glazing. Electric 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 £150,000 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.