

HASTIN^{LEGAL}&S

Kirkhill

Kirkhill

Chirnside, TD11 3XL

Offers Over £345,000





Set opposite the parish church on the edge of the village, Kirkhill is a charming and deceptively spacious detached period home offering flexible accommodation across three floors. Blending traditional character with modern comfort in a peaceful and picturesque setting.



Enjoying a picturesque village-edge setting opposite the parish church, Kirkhill is a deceptively spacious detached period home full of character and charm. Arranged over three floors, the property offers highly versatile accommodation — ideally suited as a family home while also providing excellent options for multi-generational living or home-based working.

Blending traditional features with modern comforts, Kirkhill combines classic appeal with everyday convenience, all within easy reach of village amenities, including the local primary school.

The ground floor offers flexible and welcoming living spaces. The farmhouse-style dining kitchen extends from a traditional entrance hall with a beautiful mosaic-tiled floor and an adjacent cloakroom. At the heart of the home lies a generous lounge/family room — an inviting space flooded with natural light from two sets of south-facing windows overlooking the sheltered garden. A large multi-fuel stove forms a cosy focal point. The separate dining room enjoys views towards the church and provides a bright and versatile space, ideal for formal dining or alternative use as a study, playroom, or snug.

Upstairs, the first floor hosts the principal bedroom accommodation, featuring three spacious double bedrooms with ample storage. The master bedroom benefits from a well-appointed en-suite shower room, while the family bathroom offers a stylish four-piece suite. A study area provides access to the second floor.

The top floor includes two further large attic rooms, ideal as additional bedrooms, home offices, or peaceful creative spaces, served by a modern shower room. Outside, a sheltered and highly private garden extends to the front of the property. Partially walled and attractively landscaped, it offers year-round interest with mature planting and the beautiful backdrop of the parish church beyond. A private driveway to the rear of the property extends to a detached garage complete with electric car charging point.

LOCATION

Local shopping, primary and nursery schooling is available at Chirnside whilst the county town of Duns is five miles west with its state of the art secondary school. Edinburgh is approx 50 miles and one hour by car via the A1 there are also local connections on the main East coast rail- line at nearby Reston and Berwick. 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. What3words location - ///blazed.meanwhile.blitz

HIGHLIGHTS

- Lovely setting opposite the church
- Spacious and highly flexible accommodation
- Options for home based working
- Suitable for multi generational living
- The option of up to five bedrooms
- Large lounge/family room with stove
- Sheltered south facing garden
- Private drive and garage

ACCOMMODATION SUMMARY

Entrance Hall, Dining Kitchen, Cloakroom, Lounge, Dining Room, Master Bedroom with En-Suite Shower Room, Four Further Double Bedrooms, Bathroom and Shower Room

SERVICES

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

COUNCIL TAX

Band F

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 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 £345,000 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.



