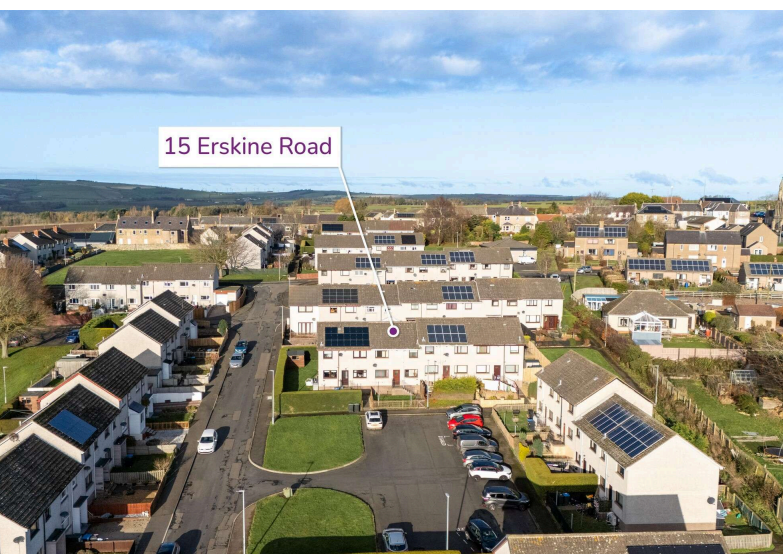


HASTIN<sup>LEGAL</sup>&S



15 Erskine Road

Offers Over £130,000

Chirnside, TD11 3YB



3 bed

1 public

2 bath



This Well Positioned Mid-terraced Home Offers An Exciting Opportunity For Those Seeking A Family Home Or First Time Purchase In A Popular Village Setting.

Entrance Hall, Lounge With Space For Dining, Kitchen, Three Bedrooms And Bathroom





## 15 ERSKINE ROAD

Located in a popular residential area, just a short walk from local amenities and the Primary School, 15 Erskine Road is a spacious mid-terraced property. It presents an excellent opportunity for anyone seeking an affordable family home or a first-time purchase within the village. There is plenty of potential for a new owner to modernise or personalise certain aspects to their own taste.

The lounge extends the full depth of the property, offering a generous living space with a dining area positioned to the rear; dual-aspect windows allow natural light to flood the room. The kitchen sits off the dining area and offers direct access to the garden. It is fitted with a range of units and is fully functional, while still providing scope for upgrades or a reconfigured layout if desired. The ground floor also includes useful storage off the hallway and a cloakroom with a WC and wash-hand basin.

Upstairs, the landing leads to three bedrooms, with the room to the rear commanding a rooftop view towards The Cheviots. Additional built-in storage is located off the landing, and the bathroom is fitted with a white three-piece suite.

Externally, the property benefits from enclosed front and rear gardens featuring paved pathways and lawned areas.

## 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

- Excellent family home
- Great starter property
- Opportunities for modernisation
- Open outlooks
- Easy access to all local amenities
- Low maintenance garden

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge with space for Dining, Kitchen, Three Bedrooms and Bathroom

## SERVICES

Mains services. Double glazing. Electric storage heating

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating D

## 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 £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](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.