

HASTIN<sup>LEGAL</sup>&S



## 19 Windram Road Offers Over £145,000

Chirnside, TD11 3UT



3 bed

1 public

2 bath



A Well Maintained Three Bedroom Family Home Offering Good Proportions And A Convenient Location Close To Amenities And Local Primary School

Entrance Hall, Lounge With Dining Area, Kitchen, Rear Hall, Utility/Boiler Room, WC, Three Double Bedrooms And Shower Room





Located in an established and popular residential area, the local primary school and village amenities are all within easy walking distance. This mid terraced home has been much loved and well cared for, offering well-proportioned accommodation in good order throughout.

Perfect as a starter or family home with three double bedrooms; the property also benefits from a recently re-fitted shower room. There are also easy opportunities for the new owner to add their own touch and complete some cosmetic upgrades if desired.

The ground floor provides a well-planned layout with a well-appointed kitchen overlooking the rear gardens and a sizeable lounge with dining area; extending from the front to the back, this room has a dual aspect and plenty of natural light. Usefully there is a rear hall with access to a utility and boiler cupboard plus a WC and good storage off the entrance hall.

The upper floor hosts three spacious double bedrooms, each with built in storage and a recently upgraded modern shower room.

Gardens to the front and rear have been well maintained and cared for, with a good variety of plantings and a garden pond to the rear, there is plenty of colour and interest. The rear garden is fully enclosed with the cul de sac beyond offering plenty of on street parking.

## 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 [What3words.com/gladimators.magnum.vies](http://What3words.com/gladimators.magnum.vies)

## HIGHLIGHTS

- Well proportioned interior
- Excellent family home
- Ideal starter home
- Well maintained and cared for
- Easy opportunities for cosmetic upgrades
- Recently refitted shower room
- Three double bedrooms

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Kitchen, Rear Hall, Utility/Boiler Room, WC, Three Double Bedrooms and Shower Room

## SERVICES

Mains water, electricity and drainage. Double glazing. Oil central 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £145,000 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.