



## 20 Windram Place

Chimside, Duns, TD11 3UP

**Offers Over £145,000**

A superb opportunity to purchase this beautifully presented three bedroom semi-detached house, which is located in a popular residential area within walking distance to the shops and facilities in Chirnside. The house has been well maintained throughout, with the benefits of full double glazing and electric heating.

The interior of the house comprises of a good sized living room with an attractive oak carved fireplace, a dining room with double French doors to the rear garden and a door to the well appointed kitchen with white shaker units with appliances. There is also a useful utility room with storage units and access to the front and rear gardens. On the first floor is a modern shower room and three good sized bedrooms, all with fitted wardrobes.

Driveway offering 'off road' parking and a easy to maintain garden at the front. One of the main features of the house is the lovely landscaped garden at the rear, with a patio overlooking lawns with flowerbeds, vegetable and fruit plots, and garden sheds.

This would make a superb family home, we would highly recommend viewing of this property.



## Entrance Hall

16' x 6'6 (4.88m x 1.98m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with an understairs cupboard. Electric heater, a cloaks hanging area and one power point.

## Living Room

15'6 x 11'9 (4.72m x 3.58m)

A good sized reception room with attractive oak carved fireplace with a marble inset and hearth and a coal effect electric stove. Built-in shelved alcove to the side of the fireplace. Electric heater, five power points and television point. Doorway to the dining area.

## Dining Area

8'8 x 9'2 (2.64m x 2.79m)

With ample space for a table and chairs, the dining area has French doors giving access to the rear garden, an electric heater and two power points.

## Kitchen

8'3 x 9'4 (2.51m x 2.84m)

An excellent range of white shaker wall and floor units with wood effect worktop surfaces with a tiled splash back which incorporates a breakfast bar. White ceramic sink and drainer below the double window to the rear. Plumbing for an automatic washing machine, a built-in oven, four ring halogen hob with a cooker hood above. Under unit lighting, a built-in shelved pantry cupboard and eleven power points.

## Utility Room

10'11 x 9'7 (3.33m x 2.92m)

Fitted with shaker base storage cupboards with wood effect worktop surfaces. Entrance door to the front and rear of the property. An electric heater and six power points.

## First Floor Landing

10'5 x 6'1 (3.18m x 1.85m)

Access to the loft and a window to the side. One power point.

## Shower Room

5'3 x 6'7 (1.60m x 2.01m)

Fitted with a modern white three piece suite which includes a corner shower cubicle with an electric shower, a wash hand basin with a vanity unit below and a low level toilet. Electric heater and a frosted double window to the rear.

## Bedroom 1

11'4 x 12'5 (3.45m x 3.78m)

A double bedroom with a double window to the rear. A built-in airing cupboard housing the hot water tank and a built-in wardrobe. Electric heater and two power points.

## Bedroom 2

11' x 11'6 (3.35m x 3.51m)

Another double bedroom with a double window to the front, an electric heater and built-in wardrobe. Two power points.

## Bedroom 3

8' x 9'4 (2.44m x 2.84m)

A good sized single bedroom with a double window to the front and a built-in wardrobe. Electric heater and two power points.

## Garden

Gravelled garden at the front of the house with a flowerbed. 'Off road' parking on a driveway. Attractive enclosed rear garden with a patio overlooking lawns with flowerbeds and vegetable plots. Garden sheds.

## General Information

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.

Council tax band A.

All mains services are connected except for gas.

EPC E (53)

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00am - 5:00pm



Saturday 9:00 am - 12:00 pm

Saturday Viewings 12:00pm - 1:00pm

#### FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

#### VIEWINGS

Please contact the agent for viewing availability.

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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