



Westerlea,

Chirside, TD11 3UQ



A Handsome Detached Stone Property Set In The Heart Of Chirside With A Sizeable Garden And Outhouses Which Offer Lots Of Potential

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Shower Room, Rear Porch/Boot Room, Three Bedrooms And Bathroom.



Set in the heart of Chirside, Westerlea sits nicely within its own private grounds with a large garden extending to the front. The detached stone building, which is available with no onward chain, is very handsome and has been maintained by the current owners to a fantastic standard. Having been extended to provide the current level of accommodation, the property offers a well laid out interior which would be well suited to families or couples alike. The detached stone built outhouses offer fantastic potential; currently used for storage but they could offer opportunities for development, perhaps to create further home working solutions if required, subject to permissions.

LOCATION

Local shopping, primary and nursery schooling is available at Chirside 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

- Sizeable Gardens
- Detached Stone Building
- Extended Accommodation
- Photo-Voltaic Panels
- Stone Built Outhouses
- Ample Private Parking

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Shower Room, Rear Porch/Boot Room, Three Bedrooms and Bathroom.

ACCOMMODATION

The ground floor accommodation follows a fairly traditional layout with the lounge and dining kitchen both lying off the main entrance hall. The lounge is a traditional room with a homely feel to it thanks to the open coal fire with arched alcoves to either side. The dining kitchen is a lovely space for families to congregate; lots of room for dining, a good range of modern units plus a traditional fireplace and open outlook over the gardens. Extending off the kitchen is the useful utility room which gives way to the rear porch/boot room plus a well-appointed, modern shower room.

The traditional staircase has storage below and a large window at the half way point which commands a lovely open outlook to the rear. The landing gives access to three bedrooms, two of which benefit from built in storage whilst the family bathroom is finished in contemporary style with wet wall panelling and a white suite

EXTERNAL

The gardens extend to the front of the property and are predominantly laid to lawn with a well positioned dining terrace to the top corner, designed to catch the sun well into the evenings. The lengthy driveway provides ample parking and there is a useful timber shed for storage. The detached stone built outhouses lie to the side of the driveway. With pedestrian access, light and power, they currently provide fantastic storage/ workshop space but could offer possibilities for further development depending on permissions.

SERVICES

Mains water, electricity and drainage. Double glazing. Oil central heating. Photovoltaic panels have been installed on the front roof elevation.

ENERGY EFFICIENCY

Rating D

COUNCIL TAX

Band D

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 £280,000 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.