



3 Homes Buildings

Chirnside, Duns, TD11 3XS



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Positioned in the heart of the village, 3 Homes Buildings is a very well appointed first floor apartment forming part a small and well established block. Offering a neat, well kept interior and good room proportions this property presents an ideal opportunity for a first time buyer; those seeking to downsize to somewhere more manageable for those in the market for a low maintenance buy to let investment,

The elevated position allows for an open outlook to the rear over the countryside surrounding the village, whilst to the rear of the property there is a drying area and useful residents parking.

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

- Well-appointed apartment
- Residents parking
- Excellent rental potential
- Nicely maintained block
- Elevated views

ACCOMMODATION SUMMARY

Communal Stairwell, Entrance Hall, Open Plan Lounge/Kitchen, Double Bedroom and Shower Room.

ACCOMMODATION

The well maintained stairwell leads to the first floor where number 3 is located. Usefully, the entrance hall provides excellent built in storage. Making the most of the views from the rear, the open plan lounge/kitchen is a bright and airy space with a cosy seating area and well planned kitchen.

Over the hallway lies a generous double bedroom and tiled shower room.

EXTERNAL

Towards the rear of the building is a shared drying area and residents parking.

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating D

VIEWING

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.

MARKETING POLICY

Offers over £70,000 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.