



7 Wellfield

Swinton,



An Excellent Starter Or Family Home In An Established Village Setting With Enclosed Garden And Private Parking

Entrance Lobby With Storage And Utility Cupboard, Entrance Hall, Lounge With Dining Area, Kitchen, Two Double Bedrooms And Bathroom.



Located in a well-established cul de sac within easy reach of the local primary school, 7 Wellfield is a well appointed semi-detached two bedroom property. Presenting an excellent opportunity for a first time buyer or couple, the property offers good internal proportions, neat presentation and the benefit of an upgraded kitchen. The rear garden is enclosed in its entirety with good levels of privacy whilst the private driveway provides valuable off street parking.

LOCATION

Swinton lies midway between the Berwickshire towns of Duns and Coldstream - a pretty and quintessential Border village with local amenities including a well regarded Primary School, Play Park, Garage, Hotel, Restaurant and Church, with the Berwickshire High Campus just a short drive. The area is surrounded by beautiful landscape - an ideal country location with opportunities for fishing on the Tweed, golf at Duns and The Hirsell at Coldstream and walking in the Cheviot and Lammermuir hills

HIGHLIGHTS

- Established cul de sac position
- Upgraded kitchen
- Private rear garden
- Off street parking
- Walking distance to the primary school

ACCOMMODATION SUMMARY

Entrance Lobby With Storage and Utility Cupboard, Entrance Hall, Lounge with Dining Area, Kitchen, Two Double Bedrooms and Bathroom.

ACCOMMODATION

With an aspect over the cul de sac to the front, the lounge is a generous room with feature electric fireplace and ample space for dining towards the rear. Having been upgraded, the kitchen offers a good range of modern units with ample work top space and a nice outlook over the rear garden. Good additional storage is available off the entrance hall under the stairs. The entrance lobby has access from the private drive and an external door leading to the gardens beyond. Off the lobby there is useful built in storage including a utility cupboard with light and power.

Both bedrooms are large double rooms, each with good natural light and useful built in storage. Both are served by the adjoining bathroom with shower over the bath.

EXTERNAL

Laid largely to lawn with established borders and planted beds, the gardens enjoy good privacy and are fully enclosed. The front lawned garden is flanked by the private drive to one side with space for two vehicles.

SERVICES

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

ENERGY EFFICIENCY

Rating D

COUNCIL TAX

Band A

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 £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. 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.