

LEGAL
HASTIN & S



16 Blackadder Way

Chirnside

Offers Over £245,000





A fantastic detached family home which has been extended to provide the current level of accommodation including four double bedrooms and a lovely open plan living space which connects directly to the rear gardens



Having been thoughtfully extended, this property now offers a perfect opportunity for those seeking a modern, detached family home in a popular village setting. This area is a short walk from the local Primary School and all of Chirside's daily amenities. The spacious interior features a lovely open plan layout of the main living spaces, incorporating the garden room extension to the rear. Now offering a lovely flow between the lounge, family dining kitchen and garden room, there is also a direct connection to the south facing gardens at the rear; a perfect arrangement for those with young family. The former garage has also been converted to provide a downstairs bedroom; all four bedrooms are spacious double rooms with the added advantage of an en-suite shower room off the master.

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

- Extended family accommodation
- Open plan living spaces
- Direct connections to the gardens
- Garage conversion to provide fourth bedroom .
- Popular residential area
- Close to the local primary school

ACCOMMODATION SUMMARY

Entrance Hall, Lounge open plan Dining Kitchen and Garden Room, Utility Room, Cloakroom, Four Double Bedrooms (Master Bedroom with En-Suite Shower Room) and Family Bathroom

ACCOMMODATION

The layout of the ground floor living spaces work really well and allow for a sociable open plan arrangement; to the front lies the well-proportioned lounge which in turn connects to the family dining kitchen to the rear with a door opening directly to the garden beyond. The kitchen has been finished with a good range of modern units and there is ample space for family dining. Off the dining area lies the extended garden room which is a particularly sunny space, perfect for family gatherings and entertaining. Usefully, off the kitchen there is also a utility room and ground floor cloakroom.

The former garage has been converted to provide a large ground floor double bedroom, whilst the other three bedrooms are located on the first floor. All are good double rooms with built in storage and a well-appointed en-suite shower room off the master. Having been smartly re-fitted, the main family bathroom is well appointed with a modern white suite and stylish feature tiling.

EXTERNAL

The garden to the rear enjoys a sunny south facing aspect and benefits from a fenced surround and large garden shed/workshop. To the front of the property lies a small area of grass and gravelled drive way for two vehicles.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

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 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 £245,000 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.



