



10 Whitehall Close Offers Over £175,000

Duns, TD11 3SS



3 bed



1 public



1 bath



10 Whitehall Close Is A Modern Three Bedroom Home Ideal For First Time Buyers Or Someone Looking To Downsize, Set In A Peaceful Position Within This Highly Regarded Development In Chirside. With Rolling Countryside Views Towards The Cheviots.



10 WHITEHALL CLOSE

10 Whitehall Road is a beautifully styled end-of-terrace property that boasts modern, well-maintained interiors. Inside, a dining kitchen provides a delightful space with views of the garden, while a utility room adds practical convenience. This home presents a fantastic opportunity for anyone looking for a move-in ready property. Externally, the low-maintenance garden is an ideal setting for social gatherings, with the added benefit of a secure fenced perimeter. The front of the property also offers resident parking for added convenience.

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.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///tiny.record.handlebar](https://www.what3words.com/record/handlebar)

HIGHLIGHTS

- Extremely good order throughout
- Dining kitchen & Utility Room
- Low Maintenance Garden
- Private Parking Spaces
- A short walk to the Primary School and Local Amenities
- Timber shed with, Power & Lighting

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Three Bedrooms & Family Bathroom

ACCOMMODATION

The entrance hallway features a staircase leading to the upper floors and provides access to the lounge. This bright and neutrally decorated lounge benefits from large front windows, allowing an abundance of natural light to fill the space. At the rear, a door leads to the dining kitchen. The lounge offers a cozy atmosphere perfect for relaxing. The dining kitchen serves as both a practical cooking area and a social space, with access to both the lounge and the garden. It is equipped with a range of contemporary wall and base units, stylish worktops, and tiled splashbacks.

At the rear of the kitchen, a convenient utility room with a WC provides additional space for laundry and access to the garden. Upstairs, the landing leads to three bedrooms and the family bathroom. Two of the bedrooms are spacious enough to accommodate freestanding wardrobes and double beds, making them ideal for growing families. The third bedroom is a smaller single room or could be used as a study. The partially tiled bathroom features modern fixtures and fittings, including a mains-fed shower over the bath, combining style with practicality.

EXTERNAL

The rear garden enjoys sunshine throughout most of the day and offers a high level of privacy. The decking area is perfect for entertaining family and friends and is well-suited for barbecues. Additionally, the property features a timber shed with power and lighting, making it an excellent space for DIY enthusiasts. On the side of the property, two additional sheds provide extra storage, while a dedicated bin store keeps refuse neatly tucked away. There is also an allocated parking space conveniently located nearby.

SERVICES

Mains services, Gas Central Heating

COUNCIL TAX

Band C

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.

MARKETING POLICY

Offers over £175,000 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.