



7 Swan Avenue

Offers Over £170,000

Chirnside, TD11 3TE



3 bed

1 public

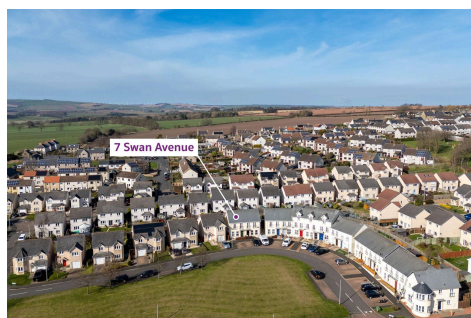
2 bath



An Immaculately Presented Modern Home  
Located On The 'Village Green' With Super  
Outlooks, Sun Trap Garden And Bedrooms  
Featuring Juliet Balconies

Lounge, Dining Kitchen, Cloakroom, Three  
Bedrooms And Bathroom. Private Enclosed  
Gardens. Residents Parking





Beautifully positioned fronting on to the 'village green', 7 Swan Avenue enjoys a sunny southerly aspect with open views that extend towards The Cheviots in the distance. Immaculately presented, this modern property offers a fantastic opportunity for those seeking a low maintenance, easy to manage home in a popular village setting with the local primary school and amenities within walking distance. The design of this property has been planned to make the most of the setting and natural sunlight with a fully enclosed sun trap rear garden and two of the three bedrooms featuring Juliet balconies.

## LOCATION

Local, day to day shopping, primary and nursery schooling are all available within Chirnside Connections to the main East Coast rail line are local at both Reston and Berwick. 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.

## HIGHLIGHTS

- Village green setting
- Sunny open views
- Enclosed gardens
- Juliet balconies
- Modern and easily maintained

## ACCOMMODATION SUMMARY

Lounge, Dining Kitchen, Cloakroom, Three Bedrooms (two with Juliet balconies) and Bathroom.

## ACCOMMODATION

Overlooking the village green and bathed in sunlight, the lounge is a pleasant room, smartly presented and benefiting from a useful under-stair storage cupboard. An inner hallway leads to a the ground floor cloakroom and breakfasting kitchen which connects directly to the rear garden; well planned with a good range of modern high gloss units, the kitchen provides ample room for every day dining.

The upper floor hosts three bedroom; one overlooking the rear garden whilst bedrooms two and three feature Juliet balconies to the front overlooking the village green, one of which also benefits from a walk in closet. The upper floor is served by a well-appointed bathroom with white suite and shower over the bath.

## EXTERNAL

To the rear, a fully enclosed garden provides a great space for young family or pets. Mainly laid to lawn with herbaceous plantings and seating areas that have been strategically placed to catch the sun throughout the day. Gated access to the side of the property. Residents parking lies to the front.

## SERVICES

Mains services. Gas central heating. Double glazing.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, integrated kitchen appliances and fitted window blinds.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £170,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999 or email [enq@hastingslegal.co.uk](mailto: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.