

HASTIN<sup>LEGAL</sup>&S



9 Whitehall Close

Chirnside, TD11 3SS

Offers Over £175,000







9 Whitehall Close is a nicely presented and very well appointed modern semi-detached property which presents a great opportunity for the first time buyer or as a young family home in the village with local amenities and primary school within walking distance.





The interior offers nice proportions and benefits from fresh, neutral decor throughout - perfect for those seeking a low maintenance and easy to manage home in move in condition. The rear garden is fully enclosed and enjoys good privacy whilst the private drive beyond provides space for two vehicles.

### LOCATION

Local shopping, primary and nursery schooling is available at Chirnside 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

- Low maintenance, easy to manage home
- Quiet cul de sac position
- Walking distance of primary school
- Fresh neutral décor
- Private enclosed garden
- Private driveway

### ACCOMMODATION SUMMARY

Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Three Bedrooms and Bathroom.

### ACCOMMODATION

The ground floor accommodation is flooded with natural light thanks to the open plan layout and windows to the front and rear. The lounge overlooks the cul de sac beyond and opens directly to the dining area with windows over the rear garden. The adjoining kitchen is well appointed with a good range of units and has a direct connection to the gardens beyond. Usefully on the ground floor there is also a cloakroom with WC and large store cupboard which both lie off the entrance hall. The upper floor hosts two spacious double bedrooms each with built in wardrobes and a third single bedroom or home

office of preferred; all are served by the bathroom which has shower over the bath.

### EXTERNAL

A fully enclosed garden extends to the rear; enjoying good privacy and catching the sun for much of the day. This secure environment is great for families or those seeking some outside space without too much maintenance. A gate from the garden leads to the private drive beyond with parking for two vehicles.

### SERVICES

Mains services. Double Glazing. Gas central heating.

### ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### 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.

### PRICE & 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](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.



