



Cairnview Cottage Offers Over £145,000

Chirnside TD11 3XS



2 bed



2 public

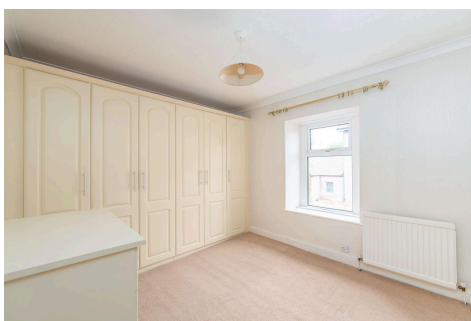


1 bath



This Traditional Mid Terrace Stone Cottage
Boasts A Lovely Well Stocked Rear Garden
And Far Reaching Views To The Cheviots

Entrance Hall, Lounge, Kitchen, Conservatory,
Two Double Bedrooms And Shower Room



Set in the heart of Chirnside with all local amenities within convenient reach, Cairnview Cottage is a traditional mid terrace period home.

Perhaps rather unassuming from first impressions, the property boasts a super cottage style garden to the rear that commands far reaching views to The Cheviots in the south – something that the conservatory extension takes full advantage of.

The solar panels to the rear roof elevation make the most of the sunny southerly aspect. Internally the accommodation is perfectly suited to those seeking an easy to maintain home with the ground floor hosting a bright and airy dual aspect lounge with log burning stove, and a well equipped kitchen which links directly to the conservatory.

Two spacious bedrooms extend across the first floor, served by a replacement modern shower room. The picture window on the landing at the top of the stairs is the perfect spot to pause and enjoy the view.

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

- Surprising cottage gardens
- Open views to the Cheviots
- Two double bedrooms
- Conservatory extension
- Easy access to local amenities

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Conservatory, Two Double Bedrooms and Shower Room

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating supplemented by solar panels to the rear roof elevation.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating D

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 £145,000 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.