



8 Erskine Road, Chirnside, TD11 3YD



Offers Over £140,000

- End Terraced Family House
- Living / Dining Room
- Shower Room & Ground Floor WC
- Garage / Utility / Workshop
- 3 Bedrooms
- Neatly Fitted Kitchen
- Ample Storage
- Oil Fired Central Heating

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

Set in village of Chirside which lies in the heart of the Berwickshire countryside. The village offers a good selection of local amenities including a co-op, newsagents, post office, garages, and pharmacy and also has offers a range of recreational facilities including tennis court, football pitches, bowling club and boxing club. There is a striking art-deco primary school in the village with secondary schools in Duns and Eyemouth. There are great transport links with the A1 trunk road approx. 8 miles away and a regular bus service to Berwick-Upon-Tweed, Duns, Eyemouth and Galashiels. The mainline railway station at Berwick-Upon-Tweed provides a fast link to London in under 4 hours, Edinburgh in under 1 hour and Newcastle in under 1 hour. Berwick-Upon-Tweed is about 8 miles from the village and provides a wide range of supermarkets, independent retailers, hotels, restaurants, pubs and a weekly market.

#### DESCRIPTION:

This extended end-terraced ex-local authority family home is ideally situated for families. The 3-bedroom house features an extension that includes a full-width garage, allowing ample space for a car and additional room for a workshop, utility, or even a small gym. The property provides spacious living accommodation with breathtaking views over the playpark towards the south-west. We highly recommend viewing to fully appreciate the generous space and enhancements made to this home, whilst still having scope to add your own stamp decoratively.

#### EXTERNALLY:

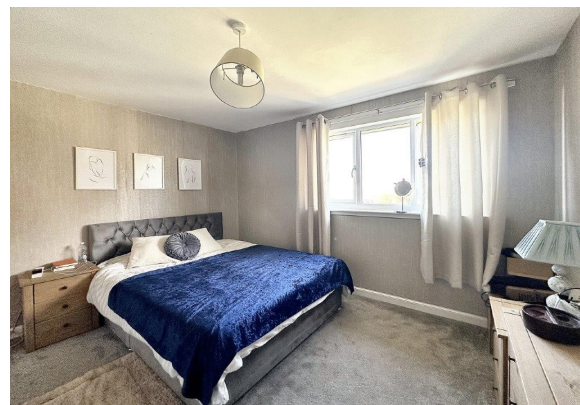
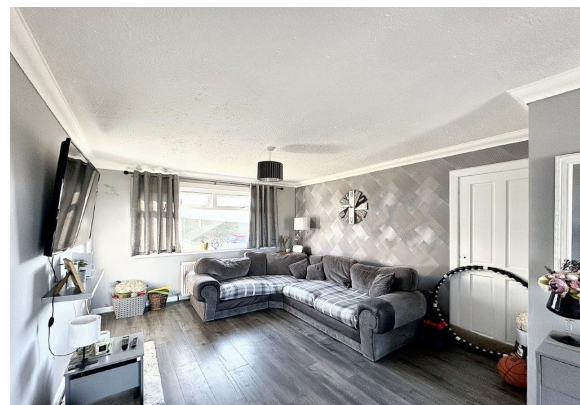
To the front there is a driveway leading to the attached garage and a garden enclosed by a neat wall. The front garden is a blank canvas for garden lovers. The rear garden is also enclosed with a wall and has a decked patio, primarily laid to lawn. There is a gate to the rear leading to the recreational area / playfield.

#### SERVICES:

Mains electric, water and drainage.

#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



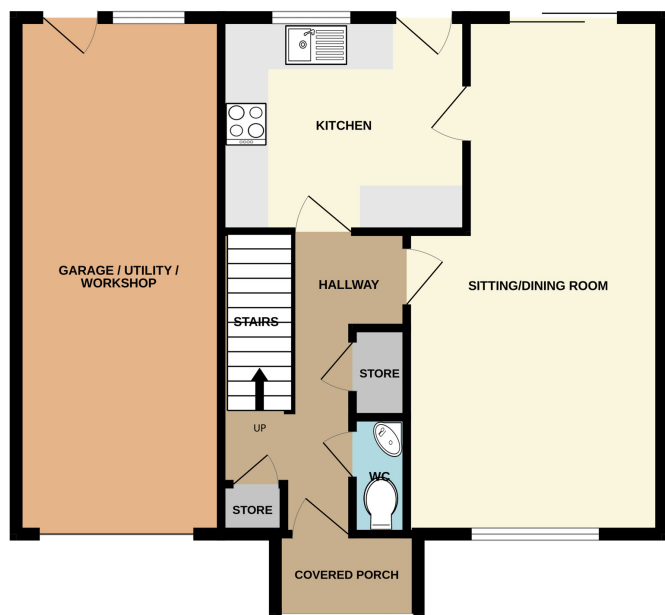
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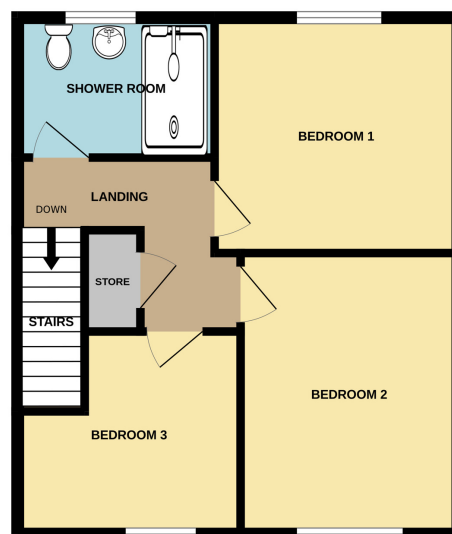
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALL ( 4.05M X 2.63M) at widest
- KITCHEN (3.60M X 2.99M)
- LIVING ROOM AREA (4.06M X 3.51M)
- LANDING (L-SHAPED)
- BEDROOM (3.58M X 3.31M)
- BEDROOM 3 (3.13M X 2.81M) at widest
- WC (1.27M X 0.77M)
- LIVING / DINING ROOM
- DINING AREA (3.11M X 2.55M)
- SHOWER ROOM (2.60M X 1.70M)
- BEDROOM 2 (3.81M X 3.10M)
- GARAGE / WORKSHOP / UTILITY (7.26M X 2.88M)

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