



17 Whitehall Road, Chirnside, TD11 3US



Offers Over £259,950

- Detached Family House
- Kitchen & Utility Room
- 4 Bedrooms (Master with En-suite)
- Gas Central Heating
- Enclosed Rear Garden
- Spacious Living Room
- Dining Room / Bedroom 5
- Family Bathroom & Ground Floor WC
- Clean Neutral Decor Throughout
- Single Garage & Drive / Parking

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Set in the village of Chirnside which lies in the heart of the Berwickshire countryside, there are a good selection of local amenities including a co-op, newsagents, post office, garages, and pharmacy. The village also 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 Chirnside with secondary schools in Duns and Eyemouth. There are also 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 neatly presented detached four-bedroom home is located in the popular Persimmons Homes estate in the Scottish Borders town of Chirnside. The house features well-proportioned rooms, including a spacious living room at the rear with bay windows and doors that open to the enclosed rear garden. The kitchen is neatly fitted and has a utility room off which also gives access to the garden. Additionally, there is a dining room that could also serve as a second reception room or even a fifth bedroom. There is potential to open up the kitchen, utility, and dining areas, subject to obtaining the necessary permissions. The property benefits from gas central heating, double glazing, ground-floor WC, fitted wardrobes in two of the bedrooms, family bathroom, and an ensuite shower room in the master bedroom. Viewing is highly recommended to appreciate the space this property has to offer.

EXTERNALLY:

The front garden is small but neatly maintained, featuring a driveway / parking for several cars leading to a single garage. The rear garden is fully enclosed and offers a paved and gravel patio area directly accessible from the house. Beyond this, there is a lawned area, followed by a tiered garden that combining gravel paths with planted beds, enhancing the garden's appeal and adding a touch of serenity to the property.

SERVICES:

Mains Electricity, Gas, Water & 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



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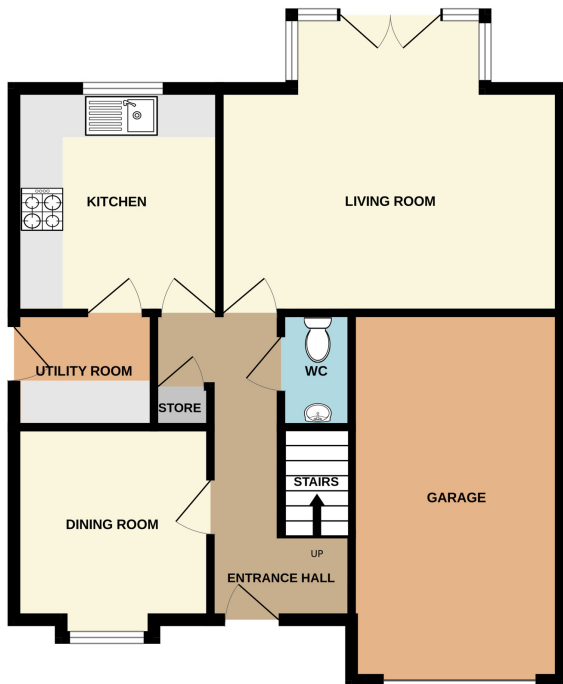
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FLOOR PLAN:

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:

- ENTRANCE HALL
- KITCHEN (3.20M X 2.78M)
- LIVING ROOM (4.85M X 4.27M) including bay
- LANDING (T-SHAPED)
- EN-SUITE SHOWER ROOM (3.75M X 1.38M) at widest
- BEDROOM 4 (3.03M X 2.21M)
- FAMILY BATHROOM (2.66M X 2.38M) at widest
- DINING ROOM (2.79M X 2.62M)
- UTILITY ROOM (1.99M X 1.73M)
- WC (1.09M X 1.93M)
- MASTER BEDROOM (3.91M X 3.11M) at widest
- BEDROOM 3 (4.16M X 2.48M) at widest
- BEDROOM 2 (3.17M X 2.88M)

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