



11 Blackadder Way, Chirnside, TD11 3SA



Offers Over £280,000

- Spacious Detached House
- Living Room with French Doors
- Family Bathroom & WC
- Former Showhouse
- Corner Plot & Enclosed Rear Garden
- Bright Kitchen / Dining Room
- 4 Bedrooms (Master with En-suite)
- Gas Central Heating & Double Glazing
- Single Garage & Driveway Parking
- Immaculately Presented Throughout

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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 Chirnside which offers a small selection of local amenities including pubs, a co-op, newsagents, post office, garage and pharmacy and also offers a range of recreational facilities including tennis court, football pitches, bowling, running and boxing club. There is a striking art-deco primary school in the village with secondary schools in Duns and Eyemouth. Private schooling is also available at Longridge Towers from age 3-18 near Berwick-Upon-Tweed. The village has 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 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. Reston is approx. 5 miles away with a railway station which was completed and opened in early 2022 and lies on the East Coast Line.

DESCRIPTION:

An immaculately presented four-bedroom detached family home, situated within the popular Heath Grange Development in Chirnside. Formerly the show home for the estate, the property benefits from a range of high-quality upgrades and extras not found in the standard specification. The current owners have further enhanced the home by reconfiguring the original kitchen, utility and dining room layout to create a superb open-plan kitchen, dining and family space. This impressive room is flooded with natural light thanks to its dual-aspect windows, making it the perfect hub for modern family living and entertaining. To the rear of the property, the spacious living room features French doors opening directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor spaces. Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with an en-suite shower room, together with a modern family bathroom serving the remaining bedrooms. Presented in truly move-in condition throughout, this exceptional home combines stylish, contemporary living with practical family accommodation. Early viewing is highly recommended to fully appreciate the quality of finish, spacious layout and many enhancements this outstanding property has to offer.

EXTERNALLY:

Occupying a generous corner plot, the property benefits from a larger garden than many of the nearby homes. To the rear, a patio extends directly from the house, providing the perfect space for outdoor dining and entertaining. The enclosed garden is mainly laid to lawn and features a high-quality greenhouse, together with well-stocked borders, mature trees and established shrubs, creating a private, attractive and well-maintained outdoor space. To the front, there is an open garden with a driveway leading to the single garage, providing off-street parking for several vehicles.

SERVICES:

Mains Electric, Gas, Water & Drainage.



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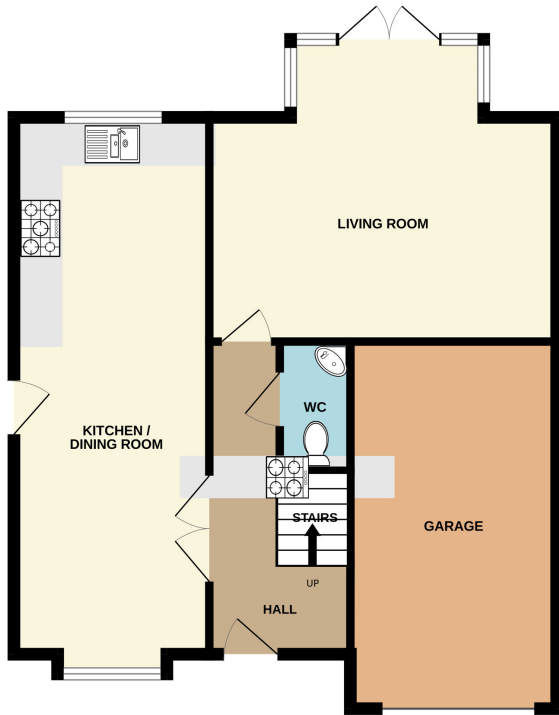
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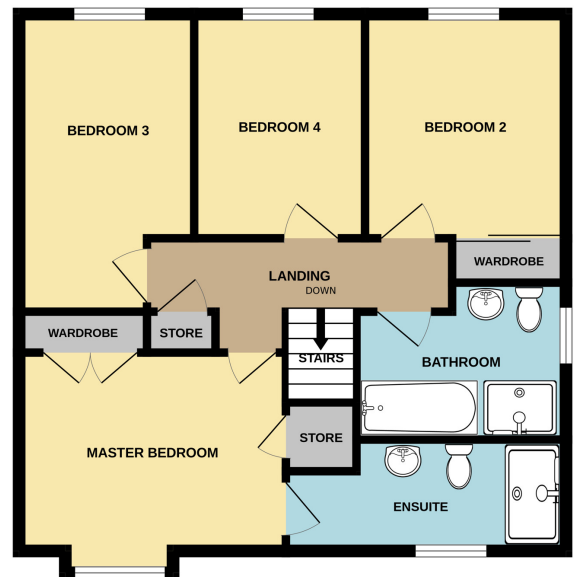
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FLOOR PLAN:

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 (4.51M X 2.18M) at widest
- LIVING ROOM (4.91M X 3.18) not including bay
- GROUND FLOOR WC (1.96M X 1.08M)
- MASTER BEDROOM (3.98M X 2.90M) not including wardrobes
- BEDROOM 3 (4.16M X 3.49M) at widest
- BEDROOM 2 (3.11M X 2.92M)
- GARAGE (5.19M X 2.52M)
- KITCHEN / DINING ROOM (7.84M X 2.77M)
- BAY WINDOWS / DOOR (2.76M X 1.12M)
- LANDING (T-SHAPED)
- EN-SUITE SHOWER ROOM (3.74M X 1.43M) at widest
- BEDROOM 4 (3.03M X 2.20M)
- BATHROOM (2.68M X 2.38M) at widest

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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.



Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review
your property and provide you with an accurate price.
You can find more information on our website.