

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Bengairn, Main Street, East End, Chirnside

TD11 3UE

**Offers Over £235,000**



Bengairn is a well-presented detached stone-built family home, offering deceptively spacious and versatile accommodation over two floors, with beautiful views to the Cheviot Hills beyond. Ideally suited to family life, the property has been extended to the rear and boasts two public rooms, four bedrooms, and two bathrooms. Externally, the property benefits from a private rear garden, with a sheltered patio area which is the perfect suntrap for outdoor dining or relaxing in the sun and a large garage with electric charging point. There is also the added benefit of a community tennis court and allotments to the rear of the property. Located in the popular village of Chirnside, residents benefit from an excellent range of local amenities including shops, a pub, newsagent, church, community centre, primary school, and bowling club. The property offers easy access to both Reston and Berwick-upon-Tweed mainline rail stations. Bengairn also lies within easy reach of many surrounding towns and villages, making it an ideal base for commuting or exploring the scenic Borders region. \*\*No onward chain.\*\*



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TD11 3UE

**Offers Over £235,000**

Hall  
Lounge  
Kitchen  
Sitting Room  
Downstairs Double Bedroom  
En-Suite WC  
Three Bedrooms  
Bathroom

Oil Fired Central Heating  
Double Glazing

Garden  
Garage



### Location

The small Borders town of Chirnside enjoys an active community life, offering a good range of amenities for day to day needs and is around 8 miles from Duns, which provides a more extensive range, along with secondary schooling, also available in Eyemouth. Eastern Borders coastal towns are close by, whilst Berwick-upon-Tweed with its extensive shopping facilities and main line rail link (Newcastle 45 minutes, Edinburgh 45 minutes, services to London) is only around 9 miles away. Buyers from far and wide are becoming increasingly attracted to the Borders region as a whole. It is a beautiful area renowned for its spectacular scenery, sense of history and tradition, quieter pace of life and low crime rates. There are numerous activities on offer for those with an interest in sporting and country pursuits, while city life and facilities are readily accessible in Edinburgh, which is around 51 miles distant.

### Fixtures & Fittings

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

### Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

### EPC

E

### Council Tax Band

C

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



**Interested in this property?**  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
Fax: 01573 400388  
Email: kelso@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

|             |                       |
|-------------|-----------------------|
| Galashiels, | Tel 01896 758 311     |
| Jedburgh,   | Tel 01835 863 202     |
| Hawick,     | Tel 01450 3723 36     |
| Kelso,      | Tel 01573 400 399     |
| Melrose,    | Tel 01896 822 796     |
| Peebles,    | Tel 01721 723 999     |
| Selkirk,    | Tel 01750 723 868     |
| Langholm,   | Tel 013873 80482      |
| Annan,      | Tel 01461 202 866/867 |
| Tranent,    | Tel 01875 611211      |



## Bengairn, Main Street, East End, Chirnside, TD11 3UE

Approximate Gross Internal Area = 125.0 sq m / 1345 sq ft

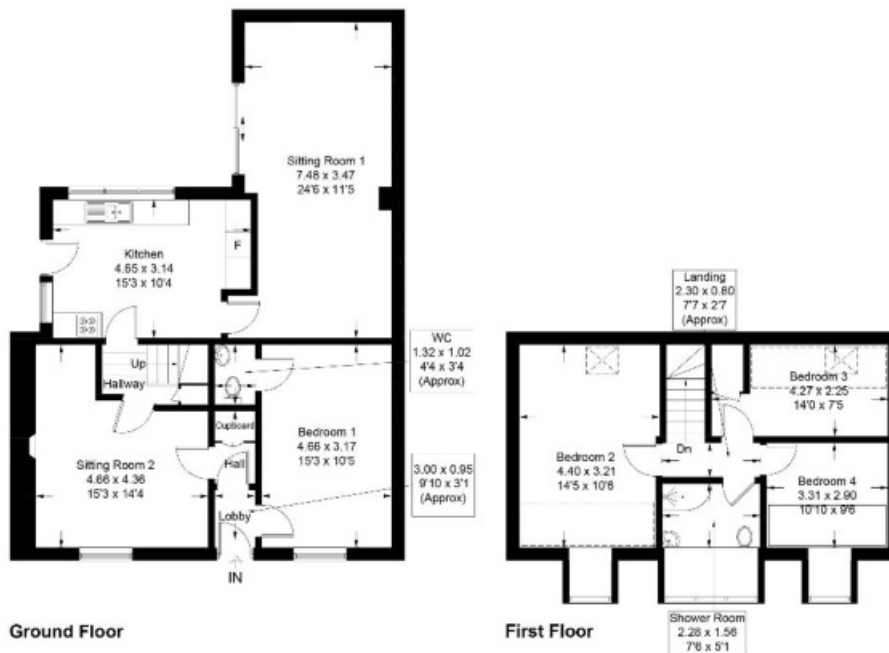


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101217015)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.