

HASTIN^{LEGAL}&S



3 Bakery Buildings

Chirnside, Duns, TD11 3LJ

£765pcm



2 bed



1 public



2 bath



3 Bakery Buildings Is A Newly Renovated, Stylish And Contemporary 2 Bedroom Home Set On The Outskirts Of Chirnside, Within Close Proximity To Local Shops, Schools, And Local Amenities.



3 Bakery Buildings is a stylish 2 bedroom mid terrace stone build house nestled off a quiet road on the outskirts of Chirnside. With charming kerb appeal and traditional upkeep, the property lies within easy access to surrounding towns, schools, The A1, and all other local amenities.

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 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. Alternatively, Duns which is situated some 6 miles away provides excellent educational facilities with its recently built state of the art secondary school whilst Edinburgh is approx 50 miles and one hour by car via the A1. Duns also provides access to a swimming pool, tennis courts, an 18-hole golf course, a library, and a variety of specialty shops. The town also offers scenic walks and a nature reserve within the grounds of Duns Castle and is home to the classical Edwardian mansion at Manderston.

ACCOMMODATION SUMMARY

Lounge, Kitchen / Diner, Downstairs WC, 2 Double Bedrooms, Family Bathroom

ACCOMMODATION

Recently renovated to an impeccable standard, 3 Bakery Buildings has been sympathetically preserved keeping original features in the form an exposed brick wall with the imminent installation of a multi fuel stove to act as the main focal point enhancing the rooms charm and warmth and overall modern feel. Flowing seamlessly between the lounge and kitchen, herringbone style flooring flows directly through an open arch way leading to a modern kitchen fitted with contemporary high gloss kitchen, featuring a generous array of base and wall units, along with ample space for dining, with generous worktop space, the kitchen comes fully equipped with an integrated family size fridge freezer, oven, hob and a separate breakfasting area for relaxed casual dining.

Throughout the ground floor there is also the benefit of underfloor heating offering versatile heating choices. A door off the kitchen leads to a private back garden, providing tenants with additional outdoor space for recreation or relaxation.

The downstairs also includes a newly installed bathroom, complete with a shower-over-bath, WC, and washbasin, alongside an under-counter vanity unit and mirror. Ascending up the newly carpeted staircase brings you to a bright, airy landing with access to all the upper rooms in the property, as well as giving additional space in the form of a storage cupboard for every day essentials.

The spacious south facing master bedroom, located at the front of the property, is decorated in calming neutral tones, offering a serene and peaceful atmosphere with ample space for various pieces of bedroom furniture. The second bedroom, also a generous double, is filled with natural light from two perfectly positioned skylights allowing an array of natural light into the room which can also comfortably allow for various pieces of bedroom furniture with various options of configuration. Like the



master, this room is also newly carpeted in a soft neutral colour creating a warm, cohesive cosy feel throughout the bedrooms and upper landing. The upper floor also includes a contemporary, family-sized bathroom with a walk-in shower, WC, washbasin, and an under-counter vanity unit with mirror, catering to both style and functionality.

EXTERNAL

At the front of the property, there is a fully paved garden area, offering the incoming tenant the opportunity to make it their own to their taste. At the rear, and accessed via the kitchen, is a small grassed area, exclusive to the property, providing space for an outdoor bistro table, perfect for alfresco dining or additional recreation. Unallocated parking is available at the front of the property, with extra space around the corner for visitors.

EPC

Pending

COUNCIL TAX

Band A

LANDLORD REGISTRATION NUMBER

199189/355/04040 & 315932/355/18501

SERVICES

The property is fully serviced by electric heating, mains water, private drainage, double glazed, with under floor heating throughout the ground floor.

ENERGY EFFICIENCY

N/A

ADDITIONAL INFORMATION

Rent £765 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

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