**Kelso**
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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# 17 Whitehall Road, Chirnside,

TD11 3US

**Guide Price £280,000**



Set within a sought-after modern development on the outskirts of the peaceful village of Chirnside, this is a beautifully presented detached home offering spacious family accommodation. The property provides four bedrooms, with an additional ground floor room currently utilised as a bedroom but offering the option of a dining room if preferred. There are three bathrooms, a useful utility room, an integral garage and driveway, together with attractive gardens to the front and rear. The landscaped rear garden has been thoughtfully designed to maximise the space, providing a safe and enjoyable environment for both children and pets. Situated within a welcoming semi-rural community, the property is within comfortable walking distance of Chirnside Primary School, with school transport available to Berwickshire High School. This is an excellent opportunity to purchase an exceptional family home in a desirable location, offering versatile accommodation to suit a range of lifestyles. Viewing is highly recommended.



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Hall
Lounge
Kitchen
Utility Room
Downstairs WC
Downstairs Double Bedroom/Dining Room
Master Bedroom with En-Suite
Three Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden Front & Rear
Garage
Drive





## 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, Gas and Electricity.
Gas Central Heating. Double Glazing.

## EPC
C

## Council Tax Band
E

## Viewing
Strictly by appointment with the Selling Agent.

## Entry
By mutual agreement.









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


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Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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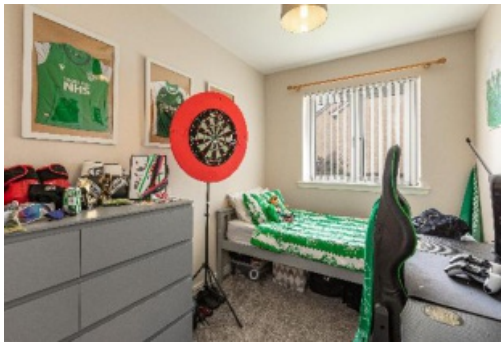




## 17 Whitehall Road, Chirnside, TD11 3US




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326261)

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.