

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Bengairn, Main Street, East End, Chirnside

TD11 3UE

Offers Over £235,000



No Onward Chain. Formerly the village post office, Bengairn is a charming, detached stone cottage offering character, history and surprisingly spacious accommodation in the very heart of Chirnside with beautiful views towards the Cheviot Hills. Behind its attractive traditional façade lies a versatile family home with flexible living space arranged over two floors. The property has been thoughtfully extended and now offers up to four bedrooms and a choice of reception rooms to suit modern family life, home working or multi-generational living. A particular highlight is the generous living room to the rear of the property, a welcoming space that opens onto the garden and is ideal for entertaining family and friends throughout the year. Outside, the private rear garden enjoys a sheltered, sun-filled aspect, creating a wonderful suntrap with attractive seating and dining areas for outdoor enjoyment. The property also benefits from a large garage with electric vehicle charging point. Situated in the centre of the popular Borders village of Chirnside, local amenities are within easy walking distance, including shops, a pub, allotments, tennis court, primary school and community facilities. Excellent transport links via Reston and Berwick-upon-Tweed provide convenient access for commuters travelling north or south. A characterful village home with a unique local history, generous living space and a delightful garden, available with no onward chain.



Bengairn, Main Street, East End, Chirnside

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.