



## 2 WHITEHALL CLOSE, CHIRNSIDE, TD11 3SS.

- Detached Family House
- Bright Living Room
- Dining Kitchen
- Enclosed Rear Garden
- 3 Bedrooms (master with en-suite)
- Gas Central Heating & Double Glazing
- Family Bathroom & Ground Floor WC
- Garage & Off-Street Parking

**OFFERS OVER £199,950**

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&  
P**

**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
[www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)

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## LOCATION

Set tucked away in a quiet cul-de-sac within a popular new built development in the village of Chirnside which lies in the heart of the Berwickshire countryside. The village offers a good selection of local amenities including a co-op, newsagents, post office, butchers, garages, medical practice and pharmacy. The village also offers a range of recreational facilities including tennis court, football pitches, bowling club and boxing club. Chirnside was the hometown to famous Formula One driver Jim Clark, The Clark Family moved to Edington Mains Farmhouse in 1942 and Jim Died in 1968 in a racing accident in Hockenheimring in West Germany and is buried in the Cemetery in Chirnside. There is a museum in Duns dedicated to Jim Clark that reopened in 2019 after being renovated. The surrounding areas are very popular with salmon fishing on the river Tweed, trout fishing on local lochs and rivers along with grouse and pheasant shooting at a number of local estates. 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 in under 1 hour 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.

## DESCRIPTION

This detached family house was built in 2014 and is tucked away in from the main thoroughfare of this popular Persimmons Development in a cul-de-sac. The property is offered in clean decorative order and is walk-in condition and being built only 8 years ago is still under the 10-year NHBC Warranty as well as benefiting from being insulated to a much high standard than older houses which can only help with heating costs. The property has 3 double bedrooms with the master bedroom having an en-suite shower room with a large shower cubicle and a spacious family bathroom. The ground floor is laid out well with the living room and the kitchen looking out onto the enclosed garden and to the front a ground floor wc, store and a door into the integral garage which has room at the end for utility space. Viewing is highly recommended to appreciate this family home.

## ACCOMMODATION

HALL	(3.20M X 2.00M) at widest
STORE	(0.92M X 0.80M)
WC	(1.98M X 1.26M)
LIVING ROOM	(4.22M X 3.30M)
DINING KITCHEN	(4.01M X 2.65M)
LANDING	(L-SHAPED)
BATHROOM	(2.76M X 2.32M)
BEDROOM 2	(3.90M X 2.61M)
BEDROOM 1	(3.37M X 3.47M) at widest
EN-SUITE SHOWER ROOM	(1.99M X 1.49M)
BEDROOM 3	(3.99M X 3.14M)
STORE	(0.87M X 0.82M)
INTERGRAL GARAGE	(5.33M X 2.69M)

## EXTERNALLY

To the front of the property there is a neat open lawn and driveway parking to the single integral garage. The rear enclosed garden has a patio area direct from the house and then is laid to lawn, with a decked area to the rear and strip which has bark chippings which makes an ideal play area. A real safe environment perfect for children or pets.

## SERVICES

Mains Electricity, Drainage and Water  
Gas Central Heating  
Council Tax: Band D  
EPC: Band C

## VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

## SURVEY/ENTRY

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.