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5 Whitehall Road, Chirnside, TD11 3US
Offers in the region of £200,000

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DESCRIPTION

Number 5 Whitehall Road offers a superb opportunity to acquire a very well presented detached three bedroom property within this popular development. Ideally suited as a family home this property is in fantastic condition throughout and provides copious storage which can be difficult to find in a property of this age. Being less than 15 years old, the house benefits from gas central heating and double glazing to provide a good energy rating and easy maintained living.

LOCATION

Situated on top of a hill, the conveniently located village of Chirside enjoys fantastic views to the Cheviot Hills in the south and Lammermuir Hills in the west. Home of the world famous racing driver, Jim Clark, and with a population of approximately 1,240 it has several shops, inns, a post office, doctors' surgery, pharmacy and primary school. Secondary schooling is available in the nearby town of Duns (approx 6 miles) which also provides a good range of shopping and leisure facilities. More extensive shopping is available in the larger, historic town of Berwick-upon-Tweed which also has a mainline railway station (approx 9 miles). In addition a east coast mainline train station has just recently been opened at the nearby village of Reston (approx. 5 miles) giving valuable commuter access to Edinburgh and Newcastle-upon-Tyne.

DIRECTIONS

Please use the postcode TD11 3US or what3words [///advising.sailors.removable](https://www.what3words.com/#!/advising.sailors.removable)

ACCOMMODATION

The entrance door leads into the hallway with a convenient washroom with toilet just through the door. There is also a handy storage room and a cupboard under the stairs. The large living room has an outlook onto the rear garden and leads to the kitchen with dining area. This area has a side window over the sink and also fully glazed patio doors leading out onto the patio in the rear garden. The Kitchen itself has a range of base and wall units. Upstairs there are 3 double bedrooms all with inbuilt storage. The front bedroom has some superb views towards The Cheviot Hills to the South through its large window which floods the room with light. The Master bedroom has an outlook onto the rear garden and benefits from an en-suite with shower, toilet and wash basin. The third bedroom also has an outlook onto the garden and is just across the landing from the family bathroom which comprises of a bathtub, shower, toilet and wash basin. There is also another handy storage cupboard at the end of the landing.

OUTSIDE

At the front of the property a monoblock driveway leads to the garage door with a gravelled border on either side and upto the entrance door. There is also a small lawn out front with a gate to the side of the property that allows access to the large enclosed rear garden. The rear garden is mostly laid to a well established lawn but also has a paved patio area in front of the patio doors from the Kitchen / Dining room perfect for those summer BBQ's. The garden is level and fully enclosed with a high fence all round so a perfect place for children to safely play or pets to enjoy.



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COUNCIL TAX - D

ENERGY EFFICIENCY RATING - C

SERVICES

The property is served by mains gas, electricity, water and drainage. There is a telephone connection.

VIEWING

Viewing is highly recommended but strictly by appointment through the selling agent.

EXTRAS

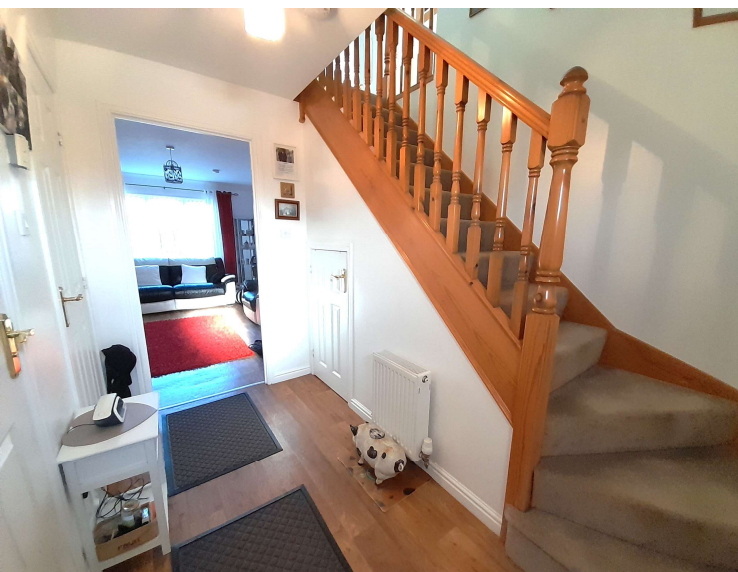
All light fittings and floor coverings are included in the sale.

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.