



DESCRIPTION

Hillside cottage is a characterful detached 2-bedroom property close to the center of Chirnside which whilst in need of some modernization would make a charming home. The accommodation comprises of: front porch, entrance hall with a large cupboard under the stairs, dining room, sitting room with dual aspect windows and gas fire place, Kitchen with a range of floor and wall units, bathroom with shower, toilet and wash basin, upstairs there are two double bedrooms the larger of which has inbuilt storage. Both have a great outlook over the rear garden. The large garden area is fully enclosed making a nice safe environment for children or pets to play. This area is currently put to vegetable and flower beds with an assortment of greenhouses but could be altered to suit requirements. There is also a handy store on the rear of the house which could also allow for a possible extension subject to obtaining the correct planning permissions.

LOCATION

Situated on top of a hill, the conveniently located village of Chirnside 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 an 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 3XW or what3words [///trophy.income.dressing](https://www.what3words.com/#!/en/09G4-09G4-09G4)

Hillside Cottage, Chirnside, TD11 3XW
Offers over £110,000

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COUNCIL TAX - C

ENERGY EFFICIENCY RATING - G

SERVICES

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

VIEWING

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

EXTRAS

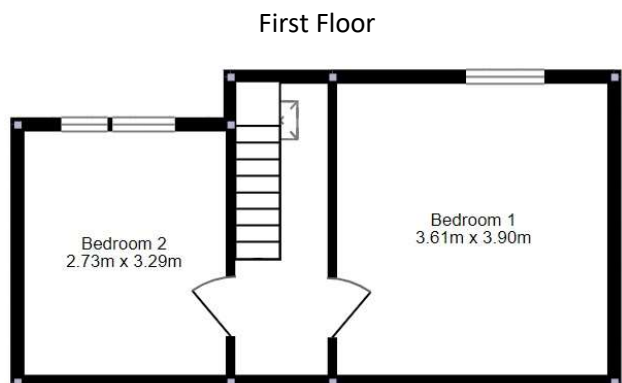
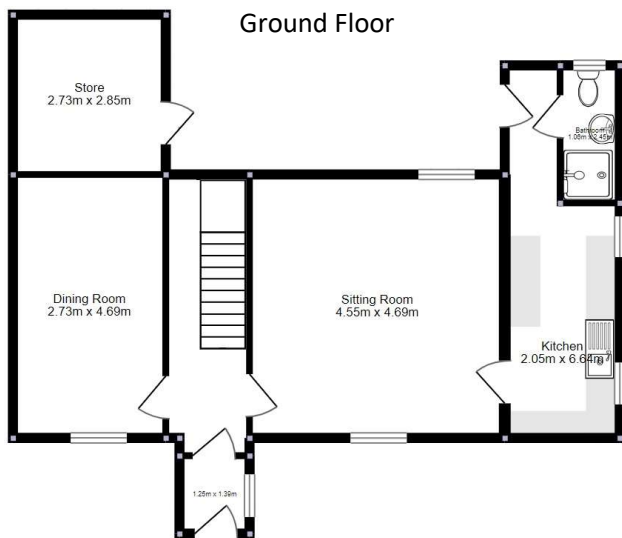
All light fittings and floor coverings are included in the sale.

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.



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 of efficiency can be given.