



**27 BLACKADDER WAY, CHIRNSIDE, TD11 3SA.**

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

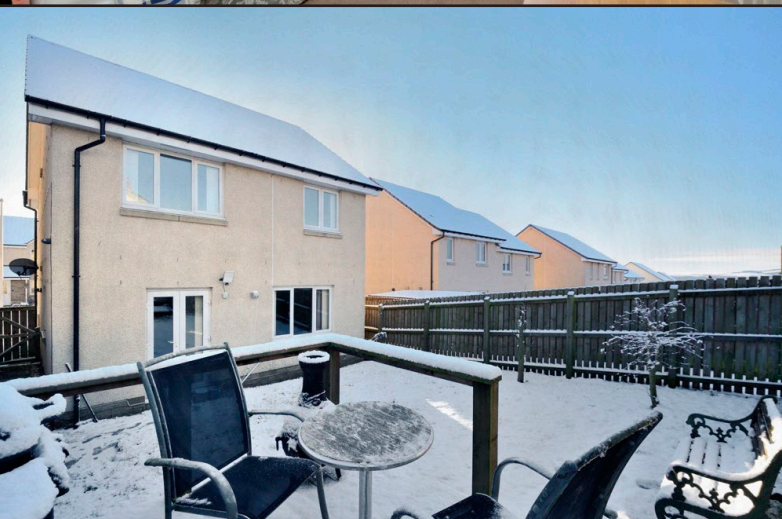
**OFFERS OVER £200,000**

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

47 Market Square, Duns,  
Berwickshire, TD11 3BX.  
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DX 556522 DUNS





## LOCATION

Set on a quiet cul-de-sac within a popular 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, mobile 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 several 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

A spacious detached 3-bedroom house which is approximately 10 years old offers spacious accommodation as well as offering potential to extend the living accommodation into the garage (subject to relevant permissions). The property has 3 double bedrooms all with fitted wardrobes and 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 to the rear looking out onto the enclosed garden and has a ground floor wc, store and a door into the integral single garage. 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	(2.01M X 1.25M)
LIVING ROOM	(4.22M X 3.31M)
BREAKFASTING KITCHEN	(4.01M X 2.68M)
LANDING	(L-SHAPED)
BATHROOM	(2.76M X 2.32M)
BEDROOM 2	(3.89M X 2.64M)
BEDROOM 1	(3.47M X 2.88) at widest
EN-SUITE SHOWER ROOM	(1.98M X 1.50M)
BEDROOM 3	(3.44M X 2.47M) AT WIDEST
STORE	(0.87M X 0.82M)

INTERGRAL GARAGE (5.26M X 2.62M)

## EXTERNALLY

To the front of the property there is parking and a driveway to the single integral garage. The rear enclosed garden is mainly laid to lawn and feels quite private. 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.