



KIRKVIEW, DOMINIES LOAN, MAIN STREET EAST END, CHIRNSIDE, TD11 3UA.

- Spacious Detached Bungalow
- Well-Proportioned Lounge
- Oil Fired Central Heating
- Detached Garage & Parking
- 3 Bedroom (Master with En-suite)
- Dining Kitchen & Conservatory
- Utility / Boiler Room & WC
- Surrounding Private Gardens

OFFERS OVER £299,500



MELROSE & PORTEOUS
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LOCATION

Set on the very edge of the popular village of Chirnside, which lies in the heart of the Berwickshire countryside. The bungalow is tucked away and looks out over rolling countryside and close to nearby fields and walks. The village offers a small selection of local amenities including pubs, a co-op, newsagents, post office, garage 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 Hockenheimming 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. Reston is approx. 5 miles away and the Train Station which was completed and opened in early 2022 is on the East Coast Line.

DESCRIPTION

An attractive bungalow with a stone façade, which is ideally situated on the very edge of the village near dog walks and with views over stunning countryside yet set just off Crosshill in the other direction which is the hub of the village. This comfortable property benefits from a luxury designer bathroom with jacuzzi bath and separate jacuzzi shower, oil fired central heating with a pressurised hot water storage system, double glazing, ample storage, 3 double bedrooms all with fitted wardrobes and the master bedroom with an en-suite shower room. The dining kitchen is neatly fitted with a central island, integrated double oven, electric hob, extractor and dishwasher. The bungalow has a spacious living room with a bay window to the front and a conservatory which opens out into the private garden an ideal space to relax and take in the gardens and views. Viewing is highly recommended to appreciate the location and the space this home has to offer.

ACCOMMODATION

ENTRANCE HALL AREA	(4.09M X 1.68M)
LIVING ROOM	(5.31M X 4.71M) not including bay window
DINING KITCHEN	(5.98M X 4.08M) at widest
UTILITY / BOILER ROOM	(2.83M X 1.69M)
WC	(1.70M X 1.15M)
CONSERVATORY	(3.67M X 3.12M) at widest
BEDROOM CORRIDOR AREA	(4.81M X 1.08M)
BATHROOM	(2.89M X 1.89M)
MASTER BEDROOM	(3.81M X 2.89M) not including wardrobes
EN-SUITE SHOWER ROOM	(2.27M X 1.06M)
BEDROOM 2	(3.48M X 2.89M) including wardrobes
BEDROOM 3	(2.90M X 2.89M) not including wardrobe

EXTERNALLY

The bungalow is set in a generous private garden with stone walls to the front with planted areas and block paved parking / drive to the detached garage. The rear enclosed garden is private and with a mixture of gravel, patio, planted areas and grass with a potting shed. The side garden is well set up as a vegetable / fruit garden with a large greenhouse, raised beds, external power source and external tap. An ideal garden for those who love their gardening.

DETACHED GARAGE (7.25M X 4.03M)

Detached garage with electric up and over door with ample room to the rear for a utility / workbench. There is a door and a window to the rear with power points and a water tap.

SERVICES

Mains Electricity and Water
Oil fired central heating.
Council Tax: Band E
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.