

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



10 Windram Road, Chirnside

TD11 3UT

Guide Price £120,000



10 Windram Road is a well-proportioned end-terraced property, ideally located for families as the park is directly behind the property. The property would benefit from a degree of upgrading and modernisation but offers lots of potential to form an ideal family home in a great location. The accommodation comprises: Hall & stairs, lounge/dining area, kitchen, downstairs WC, three bedrooms, shower room. Externally there is a generous garden to the front, side and rear offering potential to extend, subject to planning consents. Viewing recommended.



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Hall
Lounge/Dining Room
Kitchen
Downstairs WC
Three Bedrooms
Shower Room

Electric Heating
Double Glazing

Garden
Drive



Location

The small Borders town of Chirnside enjoys an active community life, offering a good range of amenities for day to day needs and is around 8 miles from Duns, which provides a more extensive range, along with secondary schooling, also available in Eyemouth. Eastern Borders coastal towns are close by, whilst Berwick-upon-Tweed with its extensive shopping facilities and main line rail link (Newcastle 45 minutes, Edinburgh 45 minutes, services to London) is only around 9 miles away. Buyers from far and wide are becoming increasingly attracted to the Borders region as a whole. It is a beautiful area renowned for its spectacular scenery, sense of history and tradition, quieter pace of life and low crime rates. There are numerous activities on offer for those with an interest in sporting and country pursuits, while city life and facilities are readily accessible in Edinburgh, which is around 51 miles distant.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Electric heating, double glazing.

EPC

E

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Fax: 01573 400388
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



10 Windram Road, Chirside

Approximate Gross Internal Area = 90 sq m / 969 sq ft

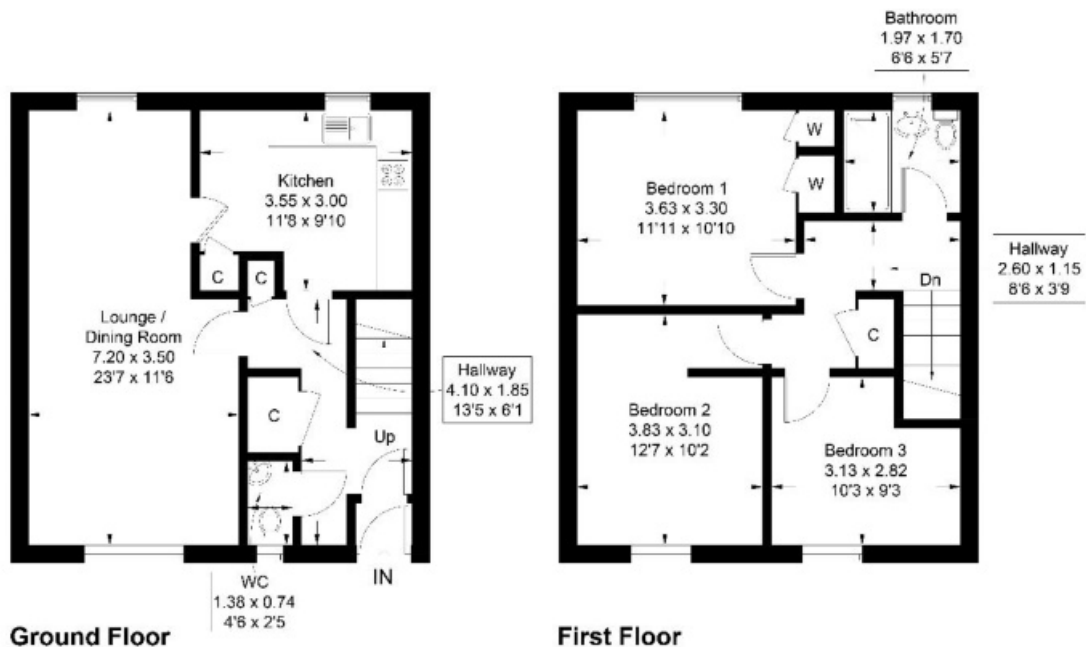


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067310)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.