



Cheviot View, Edington Hill

Chirnside, Berwickshire, TD11 3LE

Guide Price £285,000

Ref: 83

We are pleased to offer for sale this modern detached stone built house, which is located within a small hamlet of houses in a rural setting, some two miles from Chirnside. The house is six miles west of Berwick-upon-Tweed, where there is a railway station on the east coast line between Edinburgh and London. Berwick-upon-Tweed has more varied shopping and facilities.

This spacious house would make a superb family home, which has been finished to a very high standard, with the benefits of full double glazing and oil fired central heating.

This property has well proportioned living accommodation which includes a large lounge with a multi-fuel stove, a quality breakfasting kitchen with built-in appliances, a cloakroom and a bedroom/sitting room on the ground floor. On the first floor are three double bedrooms, with the main bedroom having en suite facilities and there is a modern family bathroom.

Pleasant views to the front of surrounding countryside and ample 'off road' parking for two cars. Lawn gardens to the front and side of the house, being overlooked by a patio area.

Viewing is highly recommended.



Entrance Hall

18' x 11'8 (5.49m x 3.56m)

Stairs to the first floor landing. Cloaks hanging area, central heating radiator and two power points.

Cloakroom

6'1 x 3'6 (1.85m x 1.07m)

Fitted with a white two piece suite which includes a toilet with toilet roll holder and a wash hand basin. Central heating radiator with a towel rail above.

Lounge

22'7 x 19'11 (6.88m x 6.07m)

A bright and spacious reception room with two double French doors to the garden to the side of the property and a window to the front. Attractive inglenook fireplace with a multi-fuel stove, sitting on a tiled hearth. Two central heating radiators and double partially glazed doors to the kitchen. Four wall lights, a television point, a telephone point and ten power points.

Kitchen

22'2 x 12'7 (6.76m x 3.84m)

Fitted with an excellent range of cream shaker styled units which incorporates two glass display cabinets and spacious worktop surfaces with an attractive tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated automatic washing machine, dish washing machine, fridge and freezer. Window to the rear. Central heating radiator. Inset ceiling spotlights. Partially glazed entrance door to the rear of the property. Built-in under stairs cupboard housing the fuse boxes. Ceramic one and a half bowl sink and drainer with a mixer tap. Worcester oil fired central heating boiler. Nine power points.

Bedroom 4/ Sitting Room

10'4 x 9'10 (3.15m x 3.00m)

A multifunctional room which could be used as a double bedroom, or an extra reception room. Window to the front and a central heating radiator. Six power points and a telephone point.

First Floor Landing

12' x 7' (3.66m x 2.13m)

Access to the loft, velux window to the rear and two power points.

Bedroom 1

17'8 x 13' (5.38m x 3.96m)

A large double bedroom with a window to the front and side of the house with attractive views of to the surrounding area and the countryside. Central heating radiator and eight power points.

En Suite Shower Room

9'5 x 5'6 (2.87m x 1.68m)

Fitted with a modern white three piece suite which includes a corner shower cubicle with an electric Mira shower. Toilet with

toilet roll holder, glass bowl sink with mixer tap and soap and cup holder above. Central heating radiator with a towel rail above.

Bedroom 3

7'9 x 14'3 (2.36m x 4.34m)

A large double bedroom with a window to the front with pleasant open views, there is also a velux window to the rear. Central heating radiator. Eight power points.

Bathroom

9'4 x 5'4 (2.84m x 1.63m)

Fitted with a modern white three piece suite, which includes a bath with a electric Mira shower and screen above. Glass bowl sink with shelf, a mirrored medicine cabinet above. Toilet with toilet roll holder. Velux window to the rear. Central heating radiator with a towel rail above.

Bedroom 4

10'8 x 10'3 (3.25m x 3.12m)

Double bedroom with inset ceiling spotlights and a velux window to the front. Central heating radiator and six power points.

Outside

Gravelled parking to the front of the house for two cars. Paved patio area overlooking the lawns and surrounding by hedging and fences.

General Information

Oil fired central heating.

Full double glazing

All fitted floor coverings included in the sale.

Drainage into a septic tank.

Energy Rating D (64)

Home Report

To access the Home Report, please log onto the below website and enter the reference number and postcode supplied below:

www.packdetails.com

Reference: HP501942

Postcode: TD11 3LE

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

FIXTURES & FITTINGS

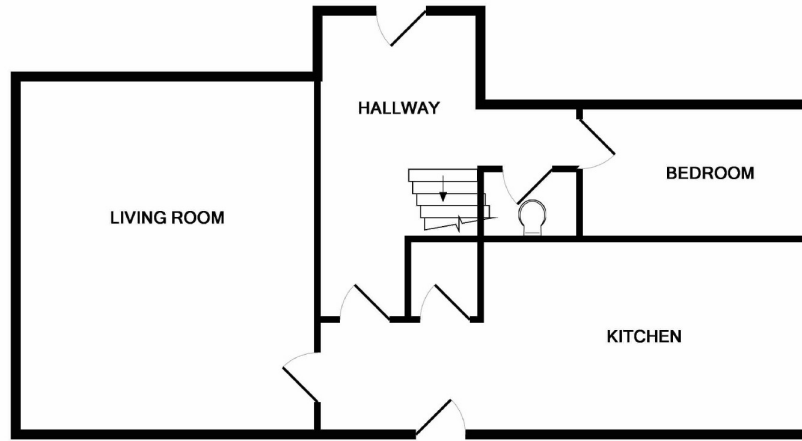
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

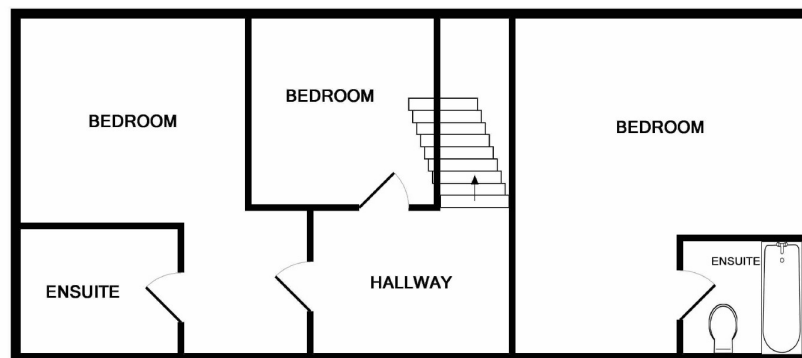
VIEWINGS

Strictly by appointment with the selling agent.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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