



9 Whitehall Close

Chirnside, TD11 3SS



Excellent Starter Or Family Home With Private Parking & Enclosed Garden In A Popular Residential Area

Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Three Bedrooms And Bathroom. Double Glazing. Gas Central Heating



9 Whitehall Close is a very well appointed modern semi-detached property which presents a great opportunity for the first time buyer or as a young family home in the village. The interior offers nice proportions and thanks the neutral decor throughout there is great scope for the purchaser to add their own stamp and make it their own quite easily. The rear garden is fully enclosed and enjoys good privacy whilst the private drive beyond provides space for two vehicles.

LOCATION

Local shopping, primary and nursery schooling is available at Chirside with the main shops and the east coast rail connection some 12 miles away at Berwick upon Tweed. The county town of Duns is five miles west with its recently built state of the art secondary school whilst Edinburgh is approx 50 miles and one hour by car via the A1. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed and provides ideal walking and horse country in the Cheviot and Lammermuir hills.

KEY FEATURES

- Modern & Easy to Maintain Family Home/First Time Buy
- Enclosed Garden & Private Parking
- Neutral Décor
- Close to Amenities and Primary School

INTERIOR

The part glazed front door opens into a spacious hallway which benefits from good built in storage and the adjoining cloakroom with WC and wash hand basin. With large windows to the front, the lounge is bright and airy room of good proportions. The staircase extends off to the upper floor and there is a useful built in under stair cupboard. Leading to the rear, the lounge opens into the dining room which overlooks the garden. This is a great space for entertaining or family dining and connects through to the adjoining kitchen:- fitted with a good range of units with integral hob & oven and slot in additional appliances. A rear door leads directly to the enclosed garden. The upper floor hosts three bedrooms; the main room is a spacious double to the front whilst bedroom two, also a double overlooks the rear garden – both benefit from built in wardrobes. The third bedrooms is a pleasant single and the bathroom is freshly presented with contemporary wall tiles ad a three piece suite with shower over the bath. Further storage is provided for off the landing.

EXTERNAL

A neat area of lawned garden lies to the front whilst the main garden is to the rear – again laid to lawn with high fenced surround ensuring good privacy. There is scope for further landscaping if desired and there is a direct connection to the garden from the kitchen which makes it a lovely spot for summer dining or entertaining. Beyond the garden is the private drive which provides parking for two vehicles

SERVICES

Mains services. Double Glazing. Gas central heating.

MEASUREMENTS

| | |
|---------------|---------------|
| Lounge | 5.10m x 4.90m |
| Dining Room | 2.80m x 2.40m |
| Kitchen | 2.80m x 2.50m |
| Bedroom One | 4.30m x 2.80m |
| Bedroom Two | 2.80m x 2.80m |
| Bedroom Three | 2.50m x 2.10m |
| Bathroom | 2.10m x 1.70m |

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating C

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573 225999 - lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.