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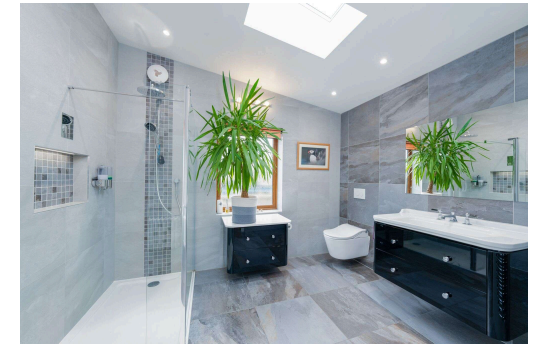


Hillside, Crosshill

Chirside, TD11 3XW

Offers Over £320,000





A well-proportioned home set within a large private plot, a large modern extension provides an ideal for entertaining family and friends, whilst being located in a popular village in the Scottish Borders.



## HILLSIDE, CROSSHILL

Located in close proximity to the main street of Chirnside and offering breath-taking views of the neighbouring countryside and the Cheviots, Hillside is a spacious family home with a large, modern kitchen-dining extension. This new addition, perfect for social gatherings, features quartz countertops, built-in appliances, and a large central island, seamlessly blending function with style. The expansive extension also includes a practical utility room and an accessible shower room. Hillside is ideal for growing families, with multiple bedrooms and potential reception rooms. The home beautifully merges period features with modern amenities, including an original timber staircase with ornate mouldings and carvings that add character. Externally, the property provides off-road parking for multiple vehicles and an enclosed garden, perfect for families and pet owners seeking security.

## LOCATION

Local shopping, primary and nursery schooling is available at Chirnside 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.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///clearly.diver.soulful](#)

## HIGHLIGHTS

- Countryside Views
- Large Modern Kitchen/Dining Room
- Detached family accommodation located in private plot
- Spacious and versatile accommodation
- Enclosed garden and off road parking
- Close to rail links at Berwick-Upon-Tweed

## ACCOMMODATION SUMMARY

Entrance Hallway, Two downstairs bedrooms, Two study/office rooms, Reception Room, Large Dining Kitchen, Utility, Downstairs bathroom, Upstairs Two further Bedrooms, Family Bathroom, Externally, Workshop, Gardens and off road parking.

## ACCOMMODATION

The entrance hall welcomes you and you are met with the grand staircase, the hallway provides access to the first of the bedrooms located to the front of the home. To the rear of the hallway, a bright and spacious bedroom or games room can be accessed. The extensive ground floor also houses a convenient office space with built in desks for two, this room I ideal for home or hybrid workers requiring a quiet space. The Living room located to the front provides a cosy space to relax and unwind with central fireplace adding a focal point. Accessed from the living room and what has to be the heart of the home; the large dining kitchen formed in the recent extension, this thoughtfully designed extension floods the room with light from the glazed section to the rear with patio doors, the bespoke kitchen with central island offers practicality and style, whilst creating a social area for family gatherings. The tiled floor throughout offers hard wearing and practicality whilst stylish. To the rear of the extension, the utility and down stairs bathroom with underfloor heating can be accessed, this convenient area is ideal space for washing and family chores. Upstairs two further bedrooms with a family bathroom can be found. The Hallway, bright and spacious allows a great area for seating or to admire the views.

## EXTERNAL

The attractive and well-maintained garden lies at the rear, featuring a decorative planters, summer house and colourful planted borders. Sheltered by mixed hedges and fenced boundaries, the garden offers both privacy and a secure space for pet lovers or growing families. A path leads from the extension to a variety of mixed of raised areas, also a large workshop/garage can be accessed from the rear, the large space has potential to be a great addition for further development such as workshop, games room or gym. There is an area for off road parking for multiple vehicles accessed from a shared driveway.

## SERVICES

Mains services, Biomass Heating, Underfloor heating in downstairs extension. Solar & Thermal solar panels.

## COUNCIL TAX

D

## ENERGY EFFICIENCY

E

## TENURE

Freehold

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £320,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). 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.



