

Chirnside, Scottish Borders



Easter Crowbutt

A CHARMING SINGLE STOREY COTTAGE PROVIDING SPACIOUS FAMILY LIVING ACCOMMODATION IN AN IDYLIC SETTING ON THE PERIMETER OF CHIRNSIDE VILLAGE IN THE HEART OF FORMER BERWICKSHIRE, THE COTTAGE, WHICH IS SET AMIDST COLOURFUL AREAS OF LANDSCAPED GARDENS, BENEFITS FROM OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH WELL APPOINTED KITCHEN AND BATHROOM FACILITIES.

ENTRANCE PORCH INNER HALL LOUNGE SUN ROOM FITTED KITCHEN 3 DOUBLE BEDROOMS
BATHROOM UTILITY ROOM CENTRAL HEATING DOUBLE GLAZING LANDSCAPED GARDENS
GARAGE USEFUL OUT BUILDINGS.

EPC RATING: E

Guide Price £250,000

Office at
Bank Close, Galashiels, TD1 1BG

Tel – 01896 663410

E-mail – property@iainsmith.co.uk

Check out our website at www.iainsmith.co.uk

Easter Crowbutt comprises a particularly desirable cottage providing spacious family living accommodation created following the conversion of 3 smaller cottages, primarily of traditional stone and slate construction enjoying a peaceful location in the heart of rural Berwickshire.

The property lies less than a mile from the village of Chirnside which caters for day to day shopping needs with local transport and primary schooling readily available, secondary schooling is catered for in the recently erected high school in Duns some 6 miles distant.

The surrounding countryside, which is spectacular in all seasons, provides the opportunity to satisfy a variety of rural pursuits.

The historic border town of Berwick Upon Tweed lies some 8 miles distant giving ready access both north and south via the A1 trunk road and the east coast rail link between Edinburgh and London.

Leaving Chirnside in the direction of Ayton on the B6355 road Easter Crowbutt is the first property on the right hand side of the road.

ACCOMMODATION

ENTRANCE PORCH

1.34m x 1.02m. Entered from the outside via a part glazed door the porch benefits from a good sized window and vinyl floor covering.

INNERHALL

Assessing the lounge, kitchen and bedroom 3 the hall is provided with a double glazed window with deep sill, central heating radiator, access hatch in ceiling to roof void area and vinyl floor covering.

LOUNGE

3.76m x 4.70m. An impressive public room with double glazed windows either side of a recessed fireplace, which is provided with a multi fuel burning stove with timber mantel and riven tiled hearth. Central heating radiator, telephone point, floor carpeted.



SUN ROOM

3.98m x 4.09m. An extension off and adjacent to the lounge this delightful addition to the property benefits from extensive double glazing providing excellent natural light. Two central heating radiators, vinyl floor covering.



BEDROOM 3

3.67m x 2.78m. A double room with rear facing double glazed window with deep sill, central heating radiator, telephone point and fitted carpet.



KITCHEN

3.90m x 4.72. An exceptional cooking facility of a size suitable for formal dining accommodating a “range master” cooker with dual electric and bottled gas energy supply. Tiled upstand, stainless steel sink, dish washer and fridge. Sliding double glazed patio doors give direct access to the front garden. Ceiling mounted downlighters, 2 central heating radiators.



REAR PASSAGE

Accessing two further bedrooms and the utility room the passage benefits from two rear facing double glazed window, two central heating radiators and ceiling mounted smoke detector. Fitted carpet.

MASTER BEDROOM

3.77m x 4.72m. A double room with front and side facing double glazed windows, central heating radiator, floor carpeted. Large walk in cupboard for clothes hanging purposes accommodating the electric meters and a central heating radiator.



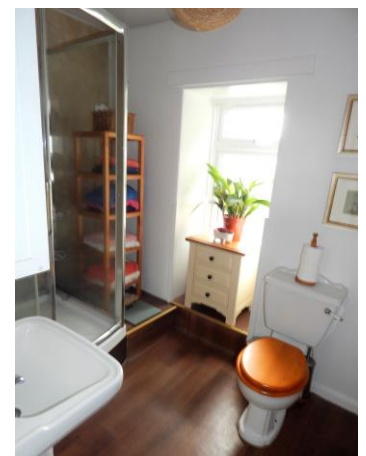
BEDROOM 2

3.58m x 3.62m. A further good sized double room with double glazed windows over looking the garden. Further ceiling hatch giving access to the roof void area, hanging cupboard, central heating radiator, fitted carpet.



SHOWER ROOM

2.64m x 1.82m. Large shower cubicle lined in ‘wet wall’ with power shower and wand for hair washing etc. Pedestal basin and WC, double glazed windows and central heating radiator, wall mounted toiletries cabinet, chrome accessories vinyl floor covering.



UTILITY ROOM

2.71m x 1.73m. A handy utility space accommodating the oil fired central heating boiler and the lagged hot water cylinder with immersion heater, plumbing and electrical connections for washer, dryer.

EXTERNAL

GARDENS

Easter Crowbutt sits amidst spectacular areas of landscaped gardens lying primarily to the front and side of the cottage and laid in part to grass with numerous mature shrubs and colourful flowers. An area directly to the front of the property is slabbed for summer BBQ's and a seating area below an established beech tree is laid to red whin chips and leads through to a small vegetable patch.



The garden to the west of the cottage gives access to a young orchard and there is a range of general purpose outhouses and a former aviary.

Access to Easter Crowbutt from the public road is at the east end of the cottage, the access drive leading to a timber garage.



MOVEABLES

All fitted floor coverings and light fittings are included in the sale

SERVICES

Property is served by mains water and electricity, drainage connected to a septic tank.

ENTRY

By negotiation with the Selling Agents/owners.

COUNCIL TAX

The property is within Council Tax Band 'D'.

VIEWING

By appointment through the Selling Agents Iain Smith and Partners, Bank Close, Galashiels on 01896 663 410 or by telephoning the owner on 07747152672.

PRICE

Guide Price £250,000. Offers are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref AMcD)

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property which have not been photographed. Please ask for further information if required.
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6. Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
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8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.