

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House
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Duns
TD11 3DR

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CHIRNSIDE, Fern Cottage, Main Street, East End, TD11 3XX

Guide Price £135,000

This spacious, detached property is located on the north side of the main street of this popular and conveniently located village. Although the current owners have carried out certain improvements to the property during their ownership some further work still remains to be done and this is reflected in the realistic asking price. Planning permission for a first floor extension to create two further bedrooms was obtained some years ago and although this has now lapsed it is thought that this might be granted again should a purchaser require this. The well proportioned accommodation is laid out over two floors and currently comprises:- Hall with original tiled flooring, Living Room, Study/Child's Bedroom, Kitchen, 2 Bedrooms and Bathroom. Double glazing and oil-fired central heating are installed. The property also benefits from a large area of uncultivated garden ground backing on to open farmland to the rear.

The village of Chirnside with a population of approximately 1,240 has several shops, inns, a post office, doctors' surgery, pharmacy and primary school. Secondary schooling is catered for by the new state-of-the-art Berwickshire High School in the nearby town of Duns (approx 6 miles). Berwick-upon-Tweed with its mainline railway station is approximately 9 miles away.

See our website: www.jdca.co.uk

**ACCOMMODATION
GROUND FLOOR
HALL**

The front door accesses a split level hallway with stairs to first floor. Front facing window fitted with venetian blind. Flooring is to a mix of original Victorian tiles and slate tiles. Pendant light fitting and radiator.

SITTING ROOM – 3.92m plus bay window x 3.85m

An attractive room with large south facing window fitted with venetian blinds. Solid oak flooring. Picture rail. Wall mounted electric fire. Triple light fitting, double radiator and 6 x 13 amp power points.

STUDY/CHILD'S BEDROOM – 2.94m x 2.19m at longest and widest

An irregularly shaped room with high level, rear facing window. Large understair cupboard. Laminate flooring, pendant light fitting, radiator and 2 x 13 amp power points.

BREAKFASTING KITCHEN – 4.02m x 2.77m

A well proportioned kitchen with two front facing windows. A stylish range of cream base and wall mounted units with tiled and ceramic splashbacks provide ample storage and work surfaces. Coloured sink with mixer tap and single drainer. Built-in electric oven, 4 ring ceramic hob and extractor hood. Plumbing for dishwasher and automatic washing machine. Slate tile flooring. Floor mounted central heating boiler and carbon monoxide detector. Fluorescent strip light, radiator, cooker point, 9 x 13 amp power points and other fused points. Steps leading up to back door.

**FIRST FLOOR
LANDING**

The stairs from the hall lead to the first floor landing with double turn to either side. A rear facing window affords ample natural light. Partly coombed ceiling, pendant light fitting, radiator and 1 x 13 amp power point.

BEDROOM 1 – 4.09m x 3.92m at longest and widest

A bright, slightly L-shaped bedroom with south and east facing windows both fitted with venetian blinds. Cupboard containing the electric meter. Wooden floor. Slightly coombed ceiling, pendant light fitting, radiator and 4 x 13 amp power points.

BEDROOM 2 – 4.10m x 3.04m

Another double bedroom, this with south facing window fitted with venetian blind. Decorative bedroom fireplace and laminate flooring. Slightly coombed ceiling, pendant light fitting, radiator and 4 x 13 amp power points.

BATHROOM – 3.03m x 2.36m

A generously proportioned bathroom with south facing window fitted with Roman blind. White three piece bathroom suite comprising WC, pedestal wash-hand basin with mirrored bathroom cabinet over and Spa bath with mixer shower and screen over. Splashback tiling and vinyl floor tiles. Four spot light fitting, wall mounted mirror and chrome shelving. Heated towel rail. Storage cupboard and access to insulated loft.

**OUTSIDE
GARDEN**

An extremely large area of private garden ground lies to the rear of the property with pedestrian access from the street to either side. A path runs immediately behind the house with steps to one side leading up to the first part of the garden which is mainly laid to lawn. The oil storage tank is located in this area. A stone wall divides this first area from the larger, upper area containing four breeze block dog kennels.

EXTRAS

All blinds and floor coverings are included in the sale.

SERVICES

The property is served by electricity, water and drainage. Central heating is by means of an oil-fired boiler.

COUNCIL TAX

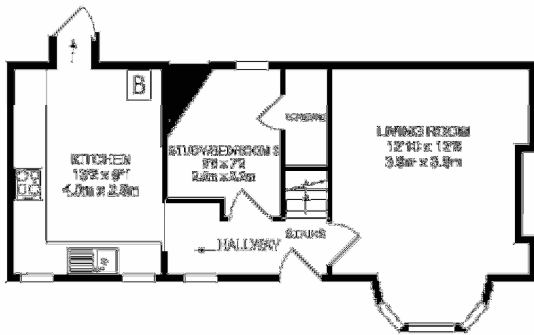
The property is in Band A.

ENERGY EFFICIENCY RATING F.

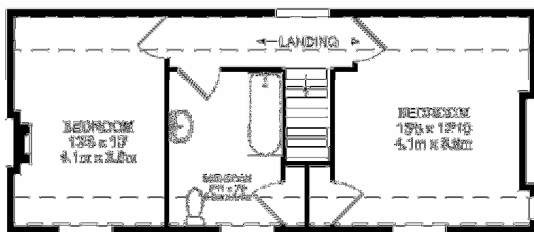
Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A				(92-100) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D			77	(55-68) D	69
(39-54) E				(39-54) E	
(21-38) F		30		(21-38) F	26
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
Scotland		EU Directive 2002/91/EC		Scotland	

VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.



GROUND FLOOR



FIRST 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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OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.