

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



5 Blackadder Way, Chirnside, TD11 3SA

Guide Price £185,000



Located within a popular modern development of similar quality housing, 5 Blackadder Way is an attractive and well maintained semi-detached property which would perfectly suit those searching for an easily kept starter family home. Presented in excellent order throughout having recently been freshly decorated, the property boasts a well proportioned layout with a spacious lounge/dining room, modern fitted kitchen including white goods, and a handy WC on the ground floor. Upstairs, there are three comfortable bedrooms and a well appointed shower room. There are easily maintained gardens to the front and rear with the latter enjoying a nice private aspect. To the front of the house a drive provides convenient private parking.



5 Blackadder Way, Chirnside, TD11 3SA

Guide Price £185,000

Ground Floor
Entrance Hall
Lounge/Dining Room
Kitchen
Downstairs WC

First Floor
Three Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Generous & easily kept gardens
Driveway



Location

The small Borders town of Chirnside enjoys an active community life, offering a good range of local amenities for day to day needs and is around 8 miles from Duns, which provides a more extensive range, along with secondary schooling, also available in Eyemouth. Eastern Borders coastal towns are close by, whilst Berwick-Upon-tweed with its extensive shopping facilities and main line rail link (Newcastle 45 minutes, Edinburgh 45 minutes, services to London) is only around 9 miles away. Buyers from far and wide are becoming increasingly attracted to the Borders region as a whole. It is a beautiful area renowned for its spectacular scenery, sense of history and tradition, quieter pace of life and low crime rates. There are numerous activities on offer for those with an interest in sporting and country pursuits, while city life and facilities are readily accessible in Edinburgh, which is around 51 miles distant.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, gas, and electricity. Gas Central Heating. Double Glazing.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

C

Entry

By mutual agreement



**Interested in this property?
Call 01573 400399**

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



5 Blackadder Way, Chirside, TD11 3SA

Approximate Gross Internal Area = 79.4 sq m / 855 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1065864)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.