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## 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.



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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**

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#### **Viewings**

By appointment with the Selling Agent

#### **Council Tax Band**

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#### **Entry**

By mutual agreement













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### Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL

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

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#### 5 Blackadder Way, Chirnside, TD11 3SA

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

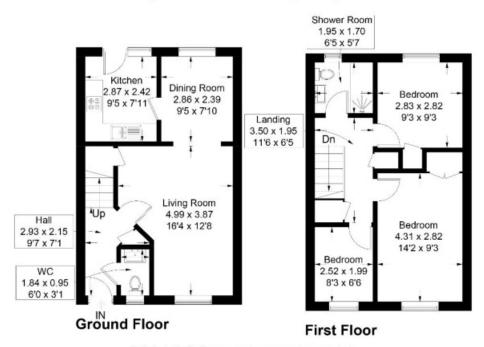


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com @ (ID1065864)

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