

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8 Whitehall Road, Chirnside

TD11 3UB

Guide Price £280,000



Situated within a popular modern development on the edge of the peaceful village of Chirnside, 8 Whitehall Road offers the perfect blend of modern comfort and rural charm. This spacious five-bedroom detached home has been tastefully upgraded throughout, featuring a stylish contemporary kitchen, sleek bathrooms and internal finishes including new doors and woodwork. Ideal for family living, the property boasts three bathrooms, a practical utility room, front and rear garden along with a driveway and garage. Located in a friendly semi-rural community with a well-regarded primary school and school transport to Berwickshire High School, this is the ideal family home in a lovely location. Early viewing essential.



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Hall
Lounge
Kitchen
Utility Room
Downstairs WC
Downstairs Double Bedroom
Master Bedroom with En-Suite
Three Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Garage
Drive



Location

The small Borders town of Chirnside enjoys an active community life, offering a good range of 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Gas central heating, double glazing.

EPC

C

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Planning Permission

Planning Permission has been granted to convert the garage and extend the rear of the property but this has not been carried out.



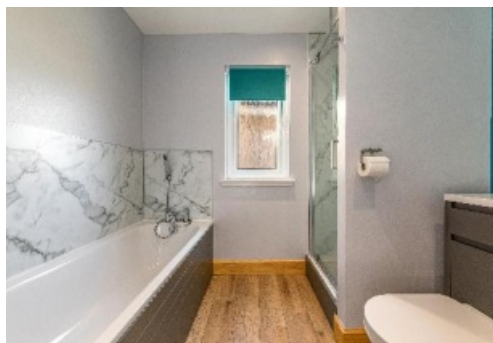
Interested in this property?
Call 01573 400399

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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft
(Excluding Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207261)

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.