

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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20 Windram Place, Chirnside

TD11 3UP

Guide Price £155,000



20 Windram Place is a beautifully presented three-bedroom semi-detached family home, located within a popular and well-established residential area, just a short walk from Chirnside's shops and amenities. The property is bright and airy throughout and features a spacious lounge, dining room with French doors, modern kitchen with additional kitchen/utility room with doors to the front and rear gardens. Upstairs there are three well-proportioned bedrooms and a contemporary shower room. Externally, the property benefits from generous areas of garden to the front and rear. The front garden is extremely low maintenance and the rear garden has been meticulously landscaped and features areas of lawn, patio, raised beds and two sheds. A drive to the front provides off-street parking for two cars. This is a superb family home and early viewing is highly recommended.



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Hall
Lounge
Dining Room
Kitchen
Utility/Kitchen Area
Three Bedrooms
Shower Room

Electric Heating
Double Glazing

Garden Front & Rear
Two Sheds
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. Electric heating, double glazing.

EPC

E

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

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
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft

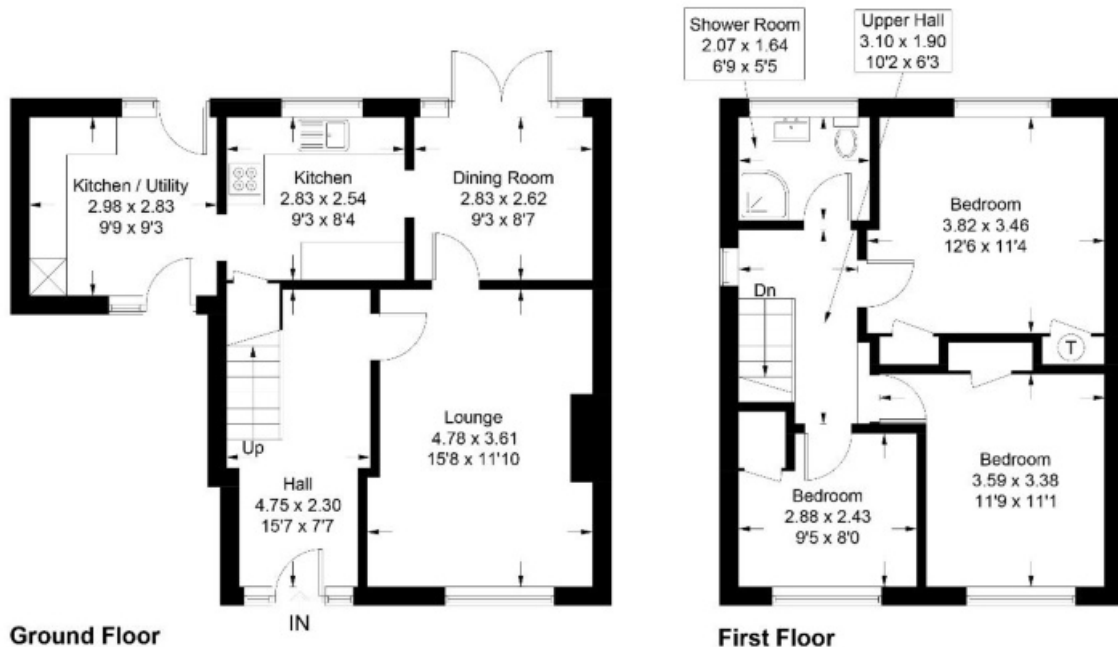


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101248569)

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.