

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Greenwell Avenue, Chirnside

TD11 3UU

Guide Price £140,000



4 Greenwell Avenue is a three-bedroom semi-detached family home located within a popular and well-established residential area, just a short walk from Chirnside's local shops and amenities. The property offers bright and spacious accommodation throughout, comprising a generous lounge/dining room, kitchen and utility room, with doors providing access to both the front and rear gardens. Upstairs, there are three bedrooms along with a wet room. The home also benefits from air source heating and solar panels, helping to improve energy efficiency. Externally, the property enjoys gardens to both the front and rear, with the rear garden offering fantastic open views and featuring areas of lawn, raised decking, patio, raised beds, a shed and greenhouse. A driveway to the front provides off-street parking. This is a fantastic opportunity to purchase a family home in a desirable location, offering excellent potential for modernisation and the opportunity for the new owner to upgrade and create a home to their own taste. Viewing is highly recommended.



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Hall
Lounge/Dining Room
Kitchen
Utility Room
Three Bedrooms
Wet Room

Air Source Heating
Double Glazing
Solar Panels

Garden Front, Side & Rear
Shed
Greenhouse
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. Air source heating, double glazing, solar panels.

EPC

D

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
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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
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Kelso,	Tel 01573 400 399
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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 = 95.9 sq m / 1032 sq ft

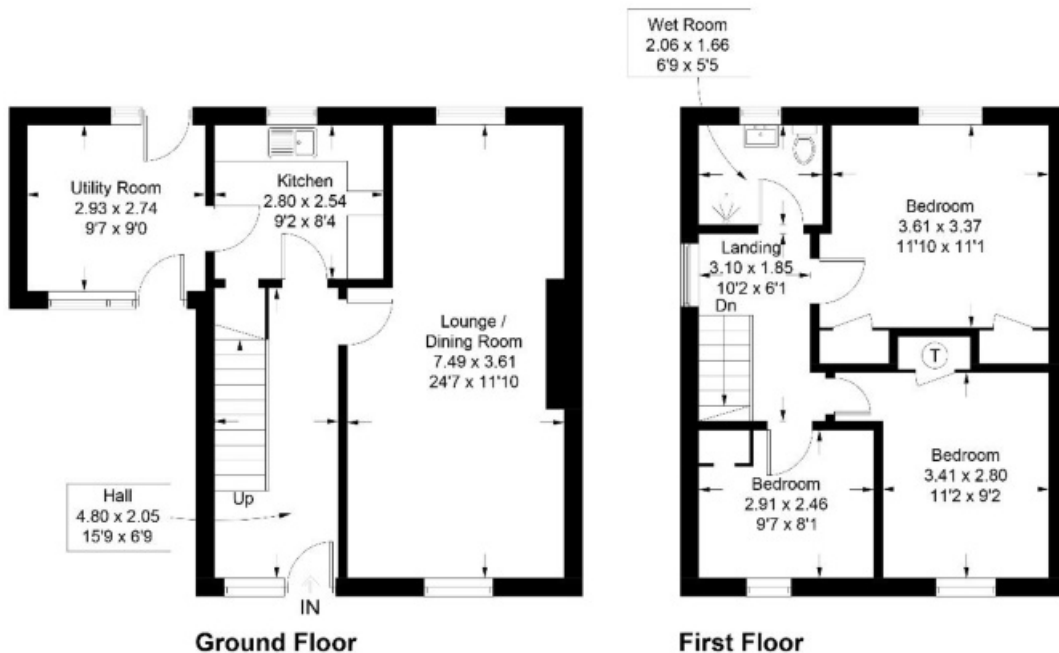


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320701)

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.