

# J. D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House  
Market Square  
Duns  
TD11 3DR  
Tel: (01361) 882501



## **CHIRNSIDE, 6 Station Cottages, TD11 3LQ**

**Fixed Price £95,000**

See our website: [www.jdca.co.uk](http://www.jdca.co.uk)

This well presented terraced house offers an ideal opportunity to the first-time buyer, as a buy-to-let enterprise, as a holiday/weekend home or simply as a permanent home. The accommodation is bright, well proportioned and freshly decorated, with an attractive, fully fitted kitchen and newly fitted bathroom adding to its many attributes. Double glazing is fitted throughout and solid fuel central heating is installed. There is a shared area to the rear and a well maintained and colourful communal garden to the front shared with the adjoining proprietors. A factoring arrangement is in place for the maintenance of the shared areas.

## LOCATION

Chirnside Station is a small hamlet at the disused station which in the past served the village of Chirnside. Chirnside itself, with a population of approximately 1,204, has several shops and a Primary School, while Duns (approx. 6 miles) and Berwick-upon-Tweed with its mainline railway station (approx 9 miles) provide a much wider range of facilities.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

An attractive timber door accesses a small entrance hall with stained timber floor and stairs to first floor. Radiator. 15 pane glazed door to:-

#### LIVING ROOM - 14' 0" x 12' 10" (4.27m x 3.91m)

This is a bright, south facing room with wooden blind and curtain pole. Open Fyfestone fireplace with tiled hearth, heating water for domestic and central heating purposes. To the side of the fire is an attractive alcove with a small cupboard below with louvre doors. Further shelved cupboard with louvre doors. TV aerial connection and 7 x 13 amp power points. 15 pane glazed door to:-

#### KITCHEN - 13' 5" x 6' 6" (4.09m x 1.98m)

The kitchen has been recently refitted with a stylish range of white base and wall mounted units providing excellent storage and work surfaces. Stainless steel sink and single drainer. Integrated fridge and freezer, Diplomat electric oven, 4 ring halogen hob and extractor hood. Plumbing for automatic washing machine. Fully tiled walls and attractive floor tiling. Radiator, electric cooker point, 7 x 13 amp power points and one isolator switch for washing machine. Rear facing window.

#### REAR HALL

The tiled floor from the kitchen extends through to the hall. Useful understair storage cupboard. Back door to tarred communal area.

### FIRST FLOOR

#### LANDING

Stairs from the hall lead to the first floor landing with a rear facing window allowing excellent natural light. Loft access, telephone point, radiator and 1 x 13 amp power point.

#### BEDROOM 1 - 11' 8"(including wardrobe) x 9' 8" x (3.56m x 2.95m)

A sunny, good sized double bedroom overlooking the front garden. Built-in wardrobe with louvre doors. Curtain concealing useful shelving. Radiator and 2 x 13 amp power points.

#### BEDROOM 2 - 10' 0" x 9' 4" (3.05m x 2.84m)

A further double bedroom, this with rear facing window. Shelved cupboard with louvre doors and housing the hot water tank. Radiator and 3 x 13 amp power points.

#### BATHROOM - 17' 10" x 6' 5" (2.39m x 1.96m)

A bright, front facing bathroom with recently fitted white three piece bathroom suite. Fully tiled walls and stained timber floor.

### OUTSIDE

#### GARDEN

There is a large area of communal garden ground laid to lawn with many colourful shrub beds. To the rear of the house is a communal yard with external store and garden shed.

### GARAGE

There is a single garage within a row of six pertaining to the property.

### EXTRAS

All fitted curtains, curtain poles and blinds are included in the sale price.

### SERVICES

The property is served by mains electricity, water and drainage. There is a telephone connection.

### FACTORING ARRANGMENT

The annual charge is £174 per property (or £14.50 per month).

### COUNCIL TAX

The property is in Tax Band B.

### VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

### OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor.

### NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.