

J. D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House
Market Square

Duns

TD11 3DR

Tel: (01361) 882501



CHIRNSIDE, Edelweiss, Main Street, West End, TD11 3UG **Fixed Price £125,000**

This charming stone-built cottage stands in an elevated south facing position at the west end of the village's Main Street. The cottage is well presented and offers compact and comfortable accommodation of Hall, Living Room, Kitchen, Bedroom and Bathroom. It enjoys the advantages of double glazing and newly installed Comfort Plus white meter heating. The property has also undergone complete re-wiring in recent months. The main area of garden is to the front with a smaller patio area to the rear. Viewing of this delightful property is highly recommended.

See our website: www.jdca.co.uk

The village of Chirnside, 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.

HALL

An attractive hardwood door accesses the small front hall. High level cupboard housing the electric meters and fuse boxes. Smoke alarm and storage heater.

LIVING ROOM - 14' 10" x 12' 5" (4.52m x 3.78m)

A well proportioned room with front facing window and fitted vertical blinds. Recessed fireplace with wooden mantel and wood burning stove. Shelved display alcove with concealed lighting and shelved cupboard below. TV aerial connection and telephone point. Spotlight and centre light operated by dimmer switch. Storage heater with convector facility and 10 x 13 amp power points.

KITCHEN - 10' 0" x 6' 11" (3.05m x 2.11m)

Rear facing window. A pleasant range of base and wall mounted units provide ample storage and work surfaces. Stainless steel sink and single drainer. Fitted De Dietrich electric oven and halogen hob. Cupboard with louvre doors housing the hot water tank. Central heating timer control and fan heater. Triple spotlights. Partially tiled. Cooker point and 7 x 13 amp power points. 15 pane glazed door to rear porch.

A short passage from the kitchen leads through to the bathroom. In this passage is a cupboard presently housing a fridge/freezer and with electric light and 1 x 13 amp power point. A Ramsay ladder accesses the floored loft which also has TV aerial connection, telephone point and light.

BATHROOM - 6' 7" x 6' 2" (2.01m x 1.88m)

Rear facing window. White three piece bathroom suite including a cast iron bath with Triton electric power shower and screen over bath. Tiling behind bath and wash-hand basin. Wood panelling to dado height. Fan heater. Triple spotlights and electric heated towel rail.

REAR PORCH

With small rear facing window (not double glazed) and back door to garden. Utility cupboard with small secondary glazed window, plumbing for automatic washing machine and 2 x 13 amp power points.

BEDROOM - 12' 10" x 10' 0" (3.91m x 3.05m)

excluding wardrobes

A good double bedroom with front facing window with fitted vertical blinds. Attractive fitted wardrobes along two walls. Telephone point and TV aerial connection. Storage heater and 7 x 13 amp power points.

OUTSIDE

A shared path from the street leads to the front of the property and continues along the west side of the house to the rear. The front garden is divided into two by a timber fence. The area immediately outside the front door is laid mainly to lawn whilst beyond the fence a shrub border slopes down to the boundary wall. To the rear is a sheltered patio area enjoying fine views over neighbouring farmland. A wooden shed is located in this area and just outwith the garden fence is a brick-built outhouse divided equally into two, one of which pertains to Edelweiss. Outside tap.

EXTRAS

All fitted carpets, curtains and blinds are included in the sale along with all white goods. Additional furniture is available by separate negotiation.

SERVICES

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

COUNCIL TAX

The property is in 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.