

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

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CHIRNSIDE, 9 Erskine Place, TD11 3WW

Offers Around £135,000

A smartly presented mid-terraced modern family home is situated in a desirable location in the village of Chirnside. This contemporary home would be an excellent opportunity for the first-time buyer, downsizer, or rental investor to acquire this bright and spacious accommodation comprising: - Entrance porch, sitting room, kitchen, modern downstairs shower room, three bedrooms and family bathroom. Electric heating and double glazing are installed throughout and the property benefits from ample storage facilities, neutral décor throughout, a driveway to the front and enclosed garden to the rear.

Situation on the top of a hill, the conveniently located village of Chirnside enjoys fantastic views to the Cheviot Hills in the South and Lammernuir Hills in the West. Home to the world-famous racing driver, Jim Clark, and with a population of approximately 1,240 it has several shops, inns, a post office, doctors' surgery, pharmacy and primary school. Secondary schooling is available in the nearby town of Duns (approx. 6 miles) which also provides a good range of shopping and leisure facilities. More extensive shopping is available in the larger, historic town of Berwick-upon-Tweed which also has a mainline railway station (approx. 9 miles). In addition, a mainline train station will soon be operational from the nearby village of Reston (approx. 5 miles) giving valuable commuter access to Edinburgh and Newcastle-upon-Tyne.

See our website: www.jdca.co.uk

ACCOMMODATION

A glazed front door into the welcoming porch, which has ample room for a seating area, leads through a frosted glass panelled door into the bright, well presented sitting room, with large front facing window. A further door leads from the sitting room into the hallway, with wood effect laminate flooring, useful under stair storage cupboard, housing the fuse board offering ample storage, and stairs leading to the first floor. The family kitchen accessed through a frosted glass panel wooden door from the hallway, is fitted with a range of modern cream wall and base units, with attractive white brick effect tiled splashback, integrated double oven, electric hob, extractor fan, round sink, and drainer, and plumbing for automatic washing machine and recessed spotlights. The room is augmented by a breakfast bar, which is a welcome addition to this rear facing room. The addition of a pantry cupboard provides additional storage, with electric socket and room for a fridge freezer. A window and glazed door to the rear garden lets in lots of natural light. Back to the hallway, a further door leads to the contemporary downstairs shower room with white three-piece suite comprising wash hand basin, WC, and shower cubicle housing rainfall shower with built in mood lighting and second hand-held shower. White brick effect tiling gives this room a clean, fresh look.

Returning to the hallway, the staircase leads up to the first floor, where you will find three bedrooms and a family bathroom off the top hallway, together with a useful airing cupboard housing the hot water tank. The larger of the bedrooms has a window overlooking the rear garden and benefits from a triple mirror doored wardrobe. The second and third bedrooms are both front facing rooms with spectacular views over the rolling Cheviot Hills, with the larger of the two bedrooms having a double fitted wardrobe. Upstairs, there is also a family bathroom with three-piece suite comprising wash hand basin, WC and bath with electric shower and mixer shower over, together with folding shower screen.

OUTSIDE

To the front of the property, a brick-built wall encompasses the garden to each side, with access to the private driveway to the front. A patio area and useful wooden bin store complete the front garden. To the rear of the property, the fully enclosed private garden can be accessed through a wooden gate. Steps leading down the low maintenance, tiered garden, to a patio and decked area and glass door into the kitchen, provides a safe area for children and animals.

EXTRAS

All blinds, light fittings and floor coverings are included in the sale.

COUNCIL TAX –Band B. Tax payable 2022/23 - £1,376.64

ENERGY EFFICIENCY RATING C

SERVICES

The property is served by mains electricity, water and drainage.

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 and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. 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. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or other statements. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The purchaser, vendor and realtor, including but not limited to and no guarantee as to their accuracy or efficiency can be given. www.zeppia.co.uk



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