

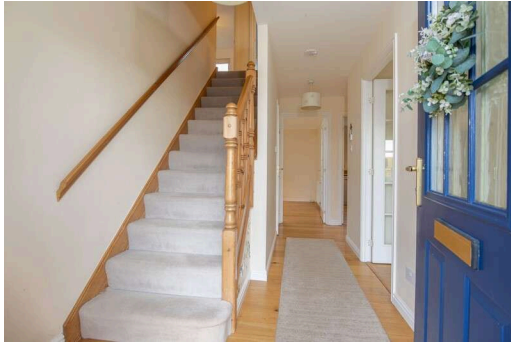
HASTIN^{LEGAL}&S



5 Swan Avenue

Chirnside, TD11 3TE





Boasting a super open outlook over the 'village green', 5 Swan Avenue is a perfect family home offering fantastic living spaces plus four or five double bedrooms.



With a super open outlook to the front over the 'village green', 5 Swan Avenue enjoys a fantastic position with a sunny southerly aspect. This detached modern home really is a perfect choice for families with good internal proportions, a lovely connection between the living areas and the garden, not to mention the option of up to five bedrooms if required. The modern design of the property offers fantastic low maintenance living with a really good energy rating, manageable running costs and a recently installed electric car charging point.. Internally the accommodation is presented throughout in pleasing neutral tones, allowing a purchaser to easily add their own stamp should they wish and the property is available with no forward chain.

LOCATION

Local shopping, primary and nursery schooling is available at Chirnside with the main shops and the east coast rail connection some 12 miles away at Berwick upon Tweed. The county town of Duns is five miles west with its recently built state of the art secondary school whilst Edinburgh is approx 50 miles and one hour by car via the A1. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed and provides ideal walking and horse country in the Cheviot and Lammermuir hills

HIGHLIGHTS

- Fantastic open outlook
- Direct views over the 'Village Green'
- South facing
- Four or five double bedrooms
- Lounge with French doors to garden
- Garage with EV charging point
- Double driveway

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Breakfasting Kitchen, Utility Room, Dining Room/Bedroom Five, Cloakroom, Master Bedroom with En-Suite Shower Room, Three Further Double Bedrooms and Family Bathroom.

ACCOMMODATION

Due to the south facing orientation of the property, the interior is flooded with natural light, this is evident from the outset with the hallway providing a lovely warm welcome. Extending to the rear and with a bay window incorporating French doors connecting to the garden, the lounge is a fantastic sized room and perfect for family use, Next door, the kitchen is well appointed with a good range of modern units complete with integrated hob and oven and providing space for every day/informal dining room. Adjoining, the utility room is finished in a similar style, with provision for additional appliances and with a rear door to/from the gardens. With a direct view of the village green, the dining room is a lovely entertaining space but could easily be utilised as a downstairs double bedroom if required or dedicate home office with a useful cloakroom located just across the hall.

The upper floor hosts four double bedrooms; the master room enjoys the very best of the outlooks with roof top views towards The Cheviots in the distance. This room is a fantastic double room with built in wardrobes, useful over stair recess and a very smart en-suite shower room with large tiled shower cubicle. The three further bedrooms all enjoy a peaceful outlook over the rear garden, one of which also benefits from built in wardrobes. These bedrooms are served by the freshly presented family bathroom complete with bath and separate shower.

EXTERNAL

A fully enclosed family friendly garden lies to the rear of the property; landscaped to incorporate a main lawned area with lovely BBQ terrace to the far corner which is well positioned to catch the summer sun well into the evening. Gated access to either side of the property. The single garage benefits from a double drive to the front with a recently installed electric car charging point.

SERVICES

Mains services. Double glazing. Gas central heating.

ENERGY EFFICIENCY

Rating C

COUNCIL TAX

Band E

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £270,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

