

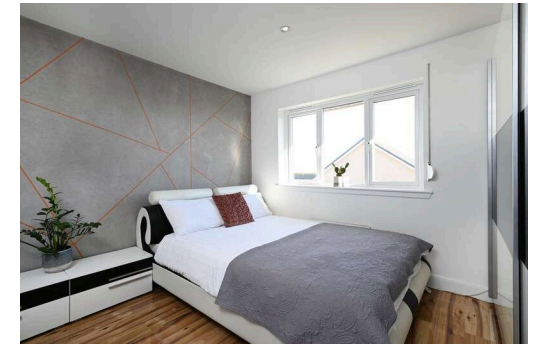
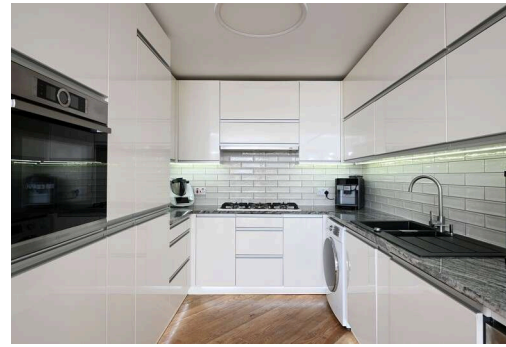
HASTIN^{LEGAL}&S



34 Blackadder Way

Chirnside, TD11 3SB





A uniquely upgraded and enhanced, detached family home with successful attic conversion and sunny south facing garden.



This detached family home really offers more than meets the eye; having been successfully extended into the attic, upgraded in a unique and contemporary way and reconfigured to provide a super open plan living space, this property is quite unlike any others within this popular residential area. Offered in turn key condition, the interior provides good proportions and a sleek, modern presentation which is perfectly suited to modern family life. The south facing aspect from the rear commands a lovely outlook towards The Cheviots in the distance whilst the garden catches the sun for much of the day - a lovely sheltered family friendly space.

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

- A unique, contemporary interior
- Successful attic conversion
- Modern open plan living space
- Four bedrooms
- South facing garden
- Private parking
- Located close to amenities and local school

ACCOMMODATION SUMMARY

Entrance Hall, Open Plan Lounge/Dining/Kitchen, Cloakroom, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and Bathroom. External Store.

ACCOMMODATION

The ground floor has been cleverly reconfigured to create a wonderful open plan living space which seamlessly marries the kitchen and living

areas together. The lounge creates a relaxing family area with the adjoining dining area connecting directly to the gardens beyond, whilst the kitchen has been finished with an excellent range of quality, high gloss units. Usefully the ground floor also provides a cloakroom and handy built in storage. Three of the four bedrooms lie at first floor level, two of which overlook the sunny rear garden. The master provides good built in storage and very sleek en-suite shower room whilst bedroom two and three are served by the fully upgraded four piece bathroom suite. A secondary staircase leads to the very successful attic conversion which has provided a fourth double bedroom, complete with south facing velux windows which command the best of the views

EXTERNAL

A sheltered family garden extends to the rear with access to either side of the property as well as from the French doors off the dining area. A raised decked terrace gives way to a neat lawned area beyond; enclosed in their entirety providing a safe and secure environment. The private driveway to the front provides space for two vehicles with provision to create extra parking if desired and a garden store has been created from part of the original garage.

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

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 £249,000 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.

