



3 Park View, Chirside, TD11 3XB



Offers Over £135,000

- Spacious Terraced Family House
- Living / Dining Room
- Ground Floor WC
- Double Glazed Windows
- Stunning Views West
- 3 Double Bedrooms
- Kitchen & Utility Room
- Shower Room
- Partial Electric Heating
- Gardens to Front & Rear

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



## 3 Park View, Chirnside, TD11 3XB

### LOCATION:

Set in village of Chirnside which lies in the heart of the Berwickshire countryside. The village offers a good selection of local amenities including a co-op, newsagents, post office, garages, and pharmacy. The village also offers a range of recreational facilities including tennis court, football pitches, bowling club and boxing club. There is a striking art-deco primary school in the village with secondary schools in Duns and Eyemouth. The village has great transport links with the A1 trunk road approx. 8 miles away and a regular bus service to Berwick-Upon-Tweed, Duns, Eyemouth and Galashiels. The mainline East Coast Railway Stations are at Reston which is approx. 5 miles away and at Berwick-Upon-Tweed approx. 8 miles away which provides a wide variety of services and amenities.

### DESCRIPTION:

This mid-terraced family home sits in an elevated position on the street enjoying breathtaking countryside views. The house has a spacious living / dining room, kitchen, utility room, ground floor wc and ample storage on the ground floor with the 3 double bedrooms and shower room to the first floor. The property provides spacious accommodation and would be an ideal property for the first time buyer or growing families. Highly recommended for viewing to fully appreciate the generous space with plenty of scope to put your own stamp decoratively.

### EXTERNALLY:

To the front, the property sits elevated with a sloped area with a rockery and bushes, there is steps up to a level area leading to the front door. The rear garden is enclosed and is mainly laid to gravel with a small shed and a rotary dryer. There is a gate leading onto the pedestrian access lane to the rear.

### SERVICES:

Mains Electricity, Water & Drainage.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALL (3.56M X 1.80M) including stairs
- LIVING / DINING ROOM
- DINING ROOM AREA (3.17M X 2.84M)
- UTILITY ROOM (2.72M X 1.54M)
- SHOWER ROOM (2.01M X 1.78M)
- BEDROOM 2 (4.51M X 2.91M)
- WC (1.39M X 0.96M)
- LIVING ROOM AREA (4.03M X 3.90M)
- KITCHEN (3.89M X 2.99M)
- LANDING
- BEDROOM 1 (3.90M X 3.51M) at widest
- BEDROOM 3 (4.01M X 2.61M)

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