



9 Windram Road, Chirnside, TD11 3UT



Offers Around £125,000

- Terraced Bungalow
- Living Room with Stove
- Porch & Airing Cupboard
- Double Glazing
- 2 Bedrooms with Wardrobes
- Kitchen & Bathroom
- Air-Source 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)





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#### LOCATION:

Set in the 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 railway station at Berwick-Upon-Tweed provides a fast link to London in under 4 hours, Edinburgh in under 1 hour and Newcastle in under 1 hour. Berwick-Upon-Tweed is about 8 miles from the village and provides a wide range of supermarkets, independent retailers, hotels, restaurants, pubs and a weekly market.

#### DESCRIPTION:

A charming and cosy terraced bungalow, offering comfortable single-level living. This delightful two-bedroom bungalow boasts modern amenities, including air-sourced central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The inviting living room features a multi-fuel stove, perfect for creating a cosy atmosphere on cooler evenings. The property includes a neatly fitted kitchen and a well-appointed bathroom with an electric shower over the bath for added convenience. Whether you're looking to downsize or prefer the ease of single-level living, this bungalow is an ideal choice. Viewing is highly recommended.

#### EXTERNALLY:

The property boasts a neatly presented open front garden, mainly laid to lawn and gravel, complemented by a small planted border. The bungalow is accessed via a shared pathway through the pend giving access to the rear and the porch entrance, where you'll find an enclosed garden area with a charming picket fence, offering privacy and tranquillity. This space is mainly laid to lawn and includes two garden sheds.

#### SERVICES:

Mains Electricity, Water & Drainage. Air-Source Heating.

#### 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



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FLOOR PLAN:

GROUND 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:

- PORCH (2.06M X 0.86M)
- BATHROOM (2.64M X 1.41M)
- KITCHEN (2.64M X 2.09M)
- BEDROOM 2 (2.67M X 2.43M) not including wardrobes
- HALL (L-SHAPED)
- LIVING ROOM (4.63M X 3.59M) at widest
- BEDROOM 1 (3.58M X 3.41M) at widest
- BOILER / STORE (1.60M X 0.75M)

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