



Kirkview, Chirside, TD11 3UA



- Spacious Detached Bungalow
- Oil Fired Central Heating
- 3 Bedroom (Master with En-suite)
- Utility / Boiler Room & WC

- Well-Proportioned Lounge
- Detached Garage & Parking
- Dining Kitchen & Conservatory
- Surrounding Private Gardens

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viewing this property?

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#### LOCATION:

Set on the very edge of the popular village of Chirside, which lies in the heart of the Berwickshire countryside. The bungalow is tucked away and looks out over rolling countryside and close to nearby fields and walks. The village offers a small selection of local amenities including pubs, a co-op, newsagents, post office, garage and pharmacy. The village also offers a range of recreational facilities including tennis court, football pitches, bowling club and boxing club. 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. Reston is approx. 5 miles away and the Train Station which was completed and opened in early 2022 is on the East Coast Line.

#### DESCRIPTION:

An attractive bungalow with a stone facade, which is ideally situated on the very edge of the village near dog walks and with views over stunning countryside yet set just off Crosshill in the other direction which is the hub of the village. This comfortable property benefits from a luxury designer bathroom with jacuzzi bath and separate jacuzzi shower, oil fired central heating with a pressurised hot water storage system, double glazing, ample storage, 3 double bedrooms all with fitted wardrobes and the master bedroom with an en-suite shower room.

The dining kitchen is neatly fitted with a central island, integrated double oven, and electric hob, extractor and dishwasher. The bungalow has a spacious living room with a bay window to the front and a conservatory which opens out into the private garden an ideal space to relax and take in the gardens and views.

#### EXTERNALLY:

The bungalow is set in a generous private garden with stone walls to the front with planted areas and block paved parking / drive to the detached garage. The rear enclosed garden is private and with a mixture of gravel, patio, planted areas and grass with a potting shed. The side garden is well set up as a vegetable / fruit garden with a large greenhouse, raised beds, external power source and external tap. Ideal for garden lovers.

#### SERVICES:

Mains Electricity and Water. Oil fired central 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



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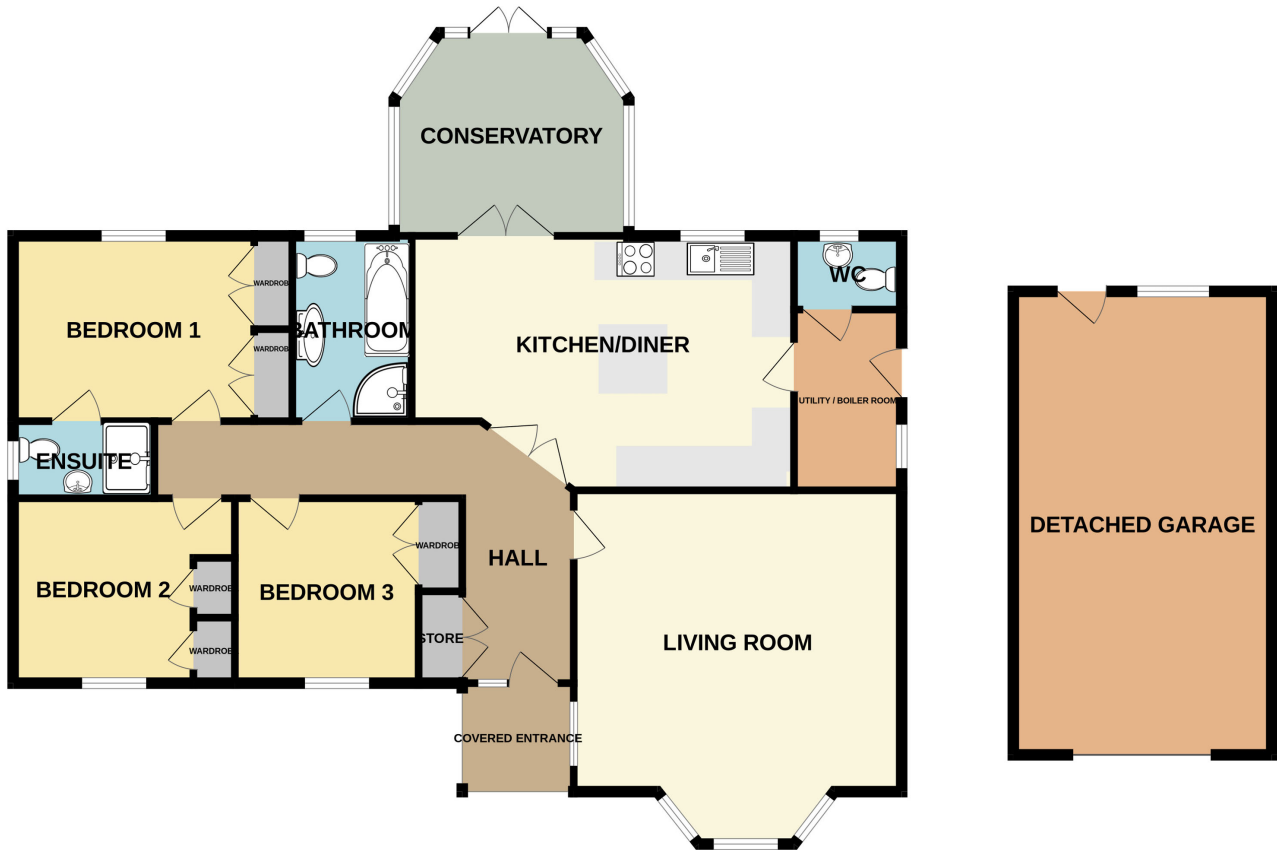


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FLOOR PLAN:



GROUND FLOOR

ACCOMMODATION:

- ENTRANCE HALL AREA (4.09M X 1.68M)
- DINING KITCHEN (5.98M X 4.08M) at widest
- WC (1.70M X 1.15M)
- BEDROOM CORRIDOR AREA (4.81M X 1.08M)
- MASTER BEDROOM (3.81M X 2.89M) not including wardrobes
- BEDROOM 2 (3.48M X 2.89M) including wardrobes
- LIVING ROOM (5.31M X 4.71M) not including bay window
- UTILITY / BOILER ROOM (2.83M X 1.69M)
- CONSERVATORY (3.67M X 3.12M) at widest
- BATHROOM (2.89M X 1.89M)
- EN-SUITE SHOWER ROOM (2.27M X 1.06M)
- BEDROOM 3 (2.90M X 2.89M) not including wardrobe

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