



## 33 Erskine Road

Chirnside, TD11 3YB



3 bed



1 public



2 bath



This Well Positioned End Terraced Home Offers An Exciting Opportunity For Those Seeking A Family Home Or First Time Purchase In A Popular Village Setting.

Entrance Hall, Lounge With Dining Area, Breakfasting Kitchen, Cloakroom, Three Bedrooms, Bathroom, Garage, Drive And Garden.





Located within a popular residential area with all local amenities plus the Primary School within easy walking distance, 33 Erskine Road is a spacious end terraced property. Having clearly been very well maintained, the property offers an excellent prospect for those seeking an affordable family home or first time purchase in the village. There are exciting opportunities for a purchaser to upgrade certain elements to their own specification if desired, whilst the end of terrace position could also create opportunities for future extension (subject to permissions). This property has the added benefit of a private gated driveway, garage and a larger than average garden which enjoys a super open outlook from the front.

## LOCATION

Local, day to day shopping, primary and nursery schooling are all available within Chirnside Connections to the main East Coast rail line are local at both Reston and Berwick. 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.

## HIGHLIGHTS

- Excellent family home
- Great starter property
- End of terrace
- Larger than average garden
- Garage and private parking
- Open outlooks
- Easy access to all local amenities

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Breakfasting Kitchen, Cloakroom, Three Bedrooms, Bathroom, Garage, Drive and Garden.

## ACCOMMODATION

Spanning the full depth of the property, the lounge is a sizeable room with dining area towards the rear. The dual aspect windows ensure a lovely open outlook to the front and plenty of natural light. Extending off the dining area is a breakfasting kitchen which has access directly to the garden. Fitted with a good range of wooden units, the kitchen is well appointed but offers scope for a purchaser to upgrade and possibly reconfigure the layout to suit. Usefully the ground floor also offers good storage off the hallway and a cloakroom with WC and wash hand basin.

The upper landing gives way to three double bedrooms two of which make the most of the open outlooks from the front of the building. Useful built in storage lies off the landing whilst the bathroom is fitted with a white three piece suite.

## EXTERNAL

To the rear of the property lies the private gated drive which leads to the garage and provides parking for up to three vehicles. Well stocked and neatly planted garden extends to either side including a former vegetable patch. A further low maintenance garden lies to the front with low surround ensuring an open aspect beyond.

## SERVICES

Mains water, electricity and drainage, Double glazing. Electric storage heating.

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating D

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £145,000 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](mailto: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.