



## 40 Whitehall Road

Chirside, Berwickshire, TD11 3UB

**Offers Over £129,950**

Ref: 134

Home Report Valuation £141,000

Forming part of this popular residential development, this immaculate semi detached three bedroom house would make an ideal family home. This will also soon be within excellent commuting distance of Edinburgh and Newcastle with a new rail station being built nearby within the next few years.

The property has the benefits of full double glazing and gas central heating, along with superb views over towards the Cheviot hills.

The interior comprises of a good sized living room, a downstairs cloakroom and a modern cream kitchen with a dining area and integrated appliances. On the first floor there are three bedrooms, two of which are double and a family bathroom. Ample parking to the front of the house and a fully enclosed lawned garden to the rear.

Viewing is highly recommended.



### **LIVING ROOM**

4.78m x 3.84m (15'8" x 12'7")

Entrance door to the front leading to the living room. Two windows to the front. Fully tiled floor. Modern wall mounted electric fire. Large walkin understairs cupboard. Central heating radiator. Television and telephone point. Six power points. Door to internal hall.

### **INTERNAL HALL**

2.64m x 0.97m (8'8" x 3'2")

Fully tiled floor. Stairs to the first floor landing. Central heating radiator. One power point.

### **CLOAKROOM**

1.63m x 0.99m (5'4" x 3'3")

Fitted with a white two piece suite which includes a w.c and a wash hand basin with a mirror above. Central heating radiator. Frosted window to the rear.

### **KITCHEN/BREAKFAST ROOM**

3.61m x 3.20m (11'10" x 10'6")

Fitted with an excellent range of cream modern wall and floor kitchen units, with wood effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the double window to the rear. Glazed entrance door to the rear garden. Integrated fridge, freezer and automatic washing machine. Built in oven, four ring gas hob with a cooker hood above. Central heating radiator. Cupboard housing the central heating boiler. Eight power points.

### **FIRST FLOOR LANDING**

Access to the loft. Central heating radiator. One power point.

### **BEDROOM 1**

3.18m x 2.74m (10'5" x 9'0")

A double bedroom with a window to the rear with superb countryside views. Central heating radiator. Six power points.

### **BATHROOM**

2.13m x 1.83m (7'0" x 6'0")

Fitted with modern three piece suite which includes a bath with a shower and screen above. W.C. Wash hand basin with a shelf and mirror above. Central heating radiator. Frosted window to the rear.

### **BEDROOM 2**

3.78m x 2.49m (12'5" x 8'2")

A double bedroom with double French doors to a Juliet balcony on the front. Central heating radiator. Telephone and television point. Six power points.

### **BEDROOM 3**

2.74m x 2.18m (9'0" x 7'2")

A single bedroom with double French doors to a Juliet balcony on the front. Central heating radiator. Six power points.

### **OUTSIDE**

Small lawned garden to the front with shrubberies and pathway to the rear garden. Fully enclosed rear lawned garden bounded by fencing. Garden storage shed.

### **GENERAL INFORMATION**

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings included in sale.

### **Agency Agreement**

#### **OFFICE OPENING HOURS**

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

#### **FIXTURES & FITTINGS**

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

#### **VIEWING**

Strictly by appointment with the selling agent.





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