



12 Blackadder Way, Chirnside - TD11 3SB

Offers Over £249,000

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12 Blackadder Way

Chirnside, Duns

A beautifully presented turnkey family home with flexible living space, a south-facing garden and driveway parking for two vehicles, set within the popular village of Chirnside.

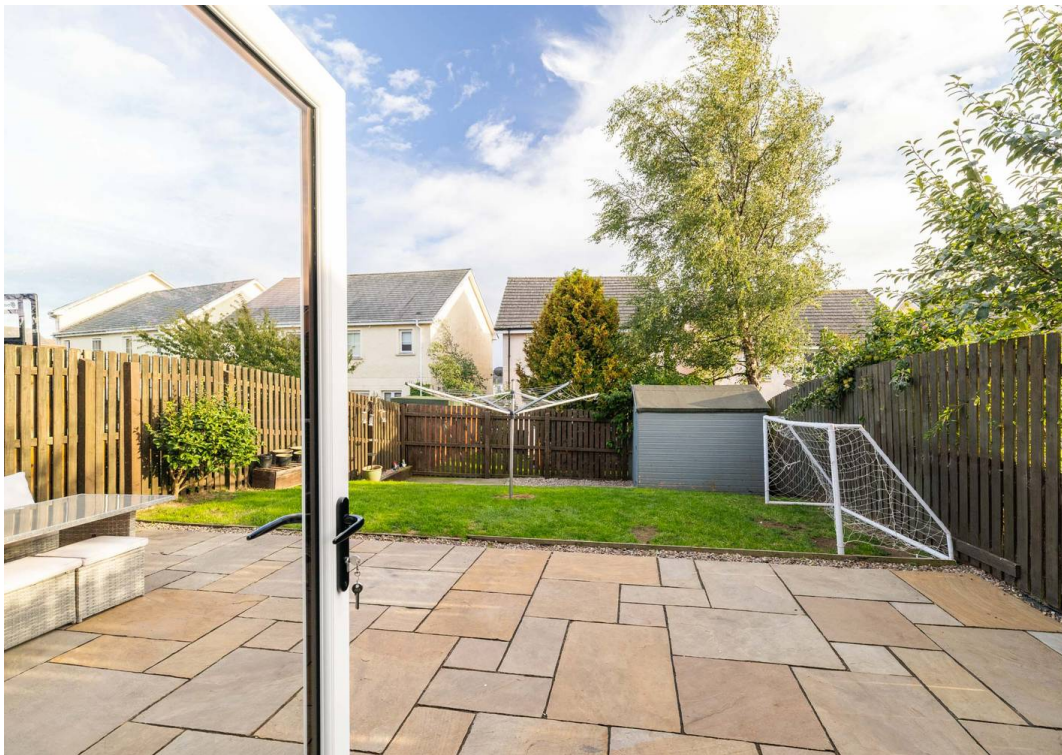
- Stunning Turnkey Home
- Open-Plan Kitchen & Dining
- Flexible Ground-Floor Room
- Three Double Bedrooms
- South-Facing Rear Garden
- Driveway Parking

Accommodation Comprises

Ground Floor: Open Plan Living/Dining/Kitchen, Utility, TV Room/4th Bedroom, WC

First Floor: Master Bedroom with Ensuite, Bedrooms 2 & 3, Family Bathroom

Garden & Grounds: Driveway, Patio, Lawn, Shed



Property Description

12 Blackadder Way is a beautifully presented three bedroom turnkey property, ideally suited to modern family life and quietly positioned within the popular village of Chirnside.

Upon entering, the welcoming entrance hall provides access to the principal living accommodation, with a bright open-plan living, kitchen and dining space forming the heart of the home. This sociable area enjoys direct access to the rear garden, creating a natural connection between the indoor and outdoor spaces.

The kitchen is complemented by a useful utility room, while the converted garage provides valuable additional living space, currently used as a TV room but offering excellent flexibility as a playroom, home office or fourth bedroom.

The entrance hall also benefits from a useful cloak cupboard, generous understair storage and a convenient downstairs WC.

Upstairs, the master bedroom features fitted storage and a modern en-suite shower room. The second double bedroom also benefits from fitted storage, with a further double bedroom providing additional accommodation. Completing the upper level is a well-appointed family bathroom with both a separate bath and a double shower, together with a useful airing cupboard.

Externally, the property benefits from a south-facing rear garden, offering a lovely outdoor space for relaxing and entertaining.

A suntrap patio sits immediately to the rear of the house, leading onto a lawned area and, further down the garden, a second paved area and a garden shed providing useful additional storage. To the front, a private driveway provides parking for two vehicles.





General Remarks

What3words

///closet.goofy.assist

Tenure

Freehold

Council Tax

Band D

Energy Efficiency Rating

EPC Rating: Band C (80)

Local Authority

Scottish Borders Council

Services

Mains Gas, Water, Electricity & Drainage

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

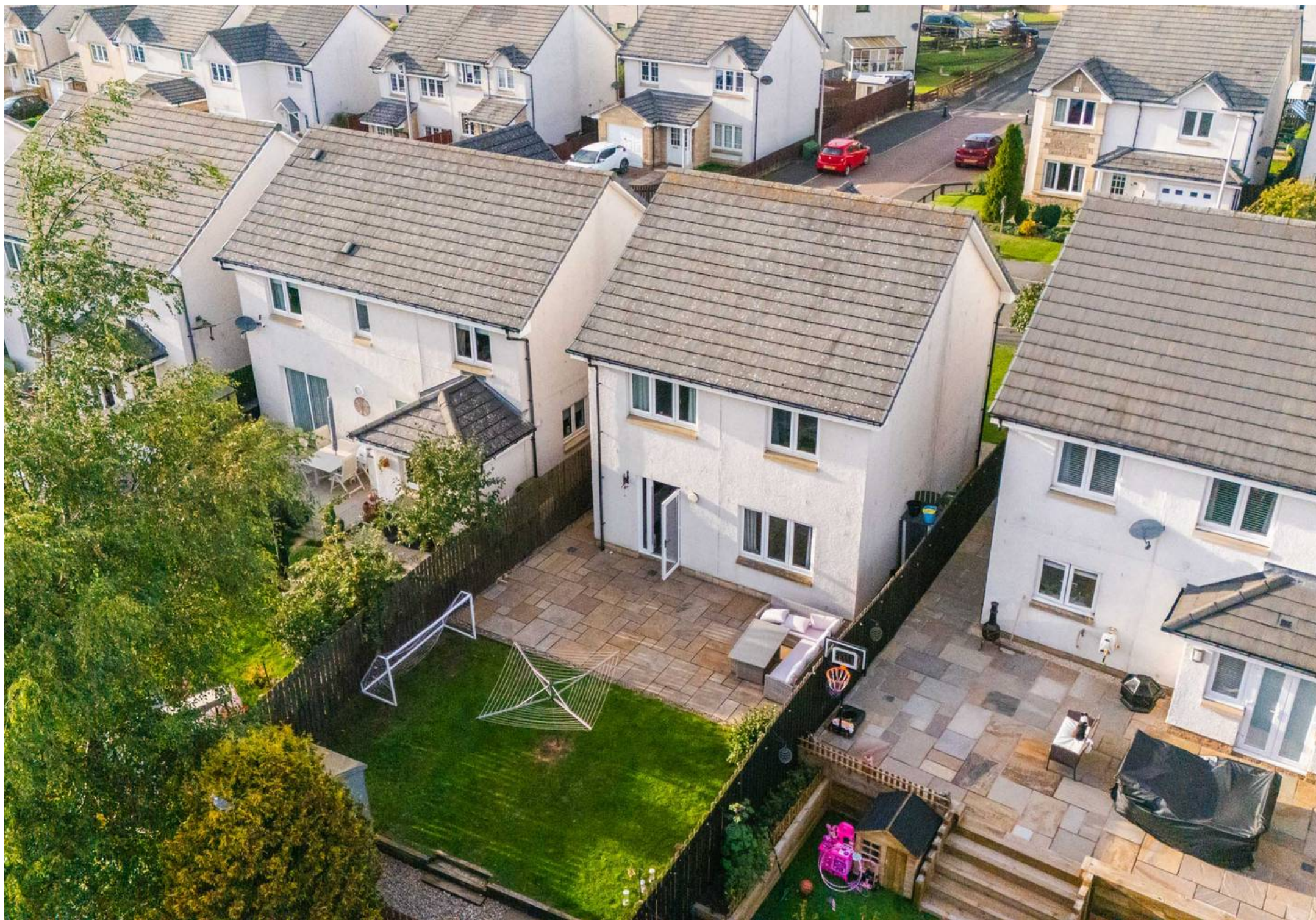
Listing and Conservation

12 Blackadder Way is not listed, nor does it sit within a conservation area.

Distances

Duns 6 miles, Eyemouth 8 miles, Reston Train Station 5 miles, Berwick upon Tweed Train Station 9 miles, Edinburgh 50 miles, Newcastle upon Tyne 72 miles. (all distances are approximate).











Area Insights

12 Blackadder Way is situated in the Berwickshire village of Chirnside. Although nearby Berwick upon Tweed offers an excellent range of national supermarkets and services, Chirnside has a fantastic local Co-op, a lively pub, local convenience store, a post office and a fish and chip shop which would all love your support. The village also offers a pharmacy and a very well-regarded primary school. Further schooling is on the doorstep with Duns and Eyemouth High School being nearby.

12 Blackadder Way is a short drive from the popular Coldingham Sands beach and the dramatic St Abbs Head National Nature Reserve. The village of Reston, just six miles away, now benefits from Reston Train Station. As a sub-station of the main East Coastline connecting London to Aberdeen, it provides excellent transport links, making commuting to Newcastle or Edinburgh fast and convenient.

The historic market town of Berwick upon Tweed lies about 9 miles from Chirnside just off the A1, in Northumberland. Berwick-upon-Tweed is famous for its stunning architecture, has a wide selection of amenities and is well serviced with local and national shops, including five national supermarkets. Berwick also has a selection of leisure and sports clubs, banks, public houses, restaurants and The Malting theatre and cinema which offers daily shows and movies.

Country and sporting pursuits are widely available and there are several golf courses within a short drive including Eyemouth, Dunbar, Goswick and Magdalene Fields in Berwick. 12 Blackadder Way offers excellent links to Edinburgh, Newcastle and even London.

The A1 truck road provides easy commutable access to Scotland's capital city and Newcastle. Berwick upon Tweed's mainline train station offers a regular service up and down the country, with London being only a 3 ½ hour journey away.





Useful Links

St Abbs Head - <https://www.nts.org.uk/visit/places/st-abbs-head>

Reston Station - <https://scotlandsrailway.com/projects/reston-station>

Chirnside Primary School - https://www.scotborders.gov.uk/directory_record/20098/chirnsid

Duns High School - <https://www.berwickshirehighschool.co.uk>

Longridge Towers School - <https://lts.org.uk>

Eyemouth High School - <https://www.eyemouthhigh.org.uk>

Herring Queen Festival - <https://www.ehq.org.uk/about-festival>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

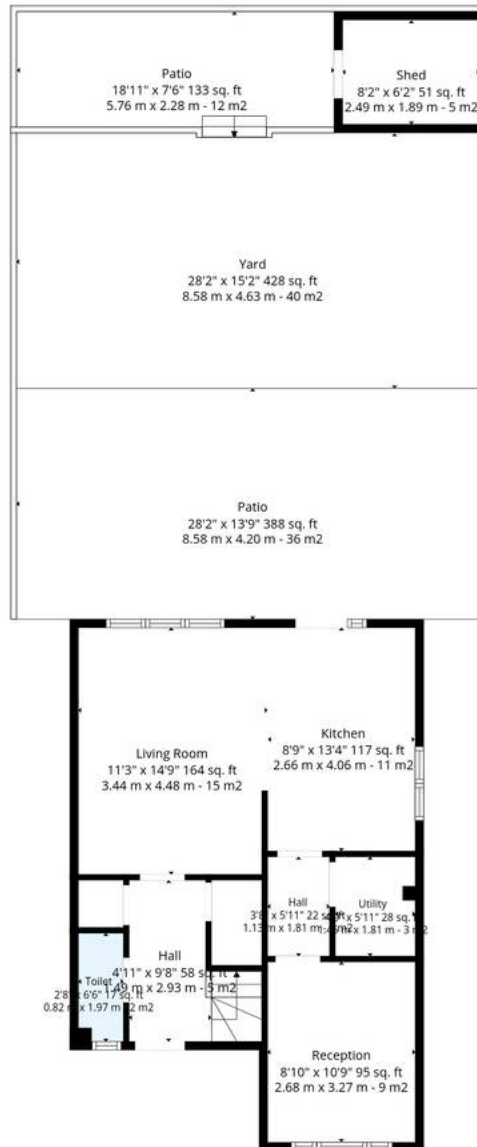
Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

Berwick Sports Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>

Coldingham Sands - <https://www.visitscotland.com/info/towns-villages/coldingham-bay-p315511>



Total: 1068 sq. Ft, 99 m²

Ground Floor: 520 sq. Ft, 48 M², First Floor: 548 sq. Ft, 51 m²

Excluded Areas: Utility: 28 sq. Ft, 3 M², Shed: 51 sq. Ft, 5 M², Patio: 514 sq. Ft, 48 M²,
Walls: 120 sq. Ft, 11 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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