



BORLORAC, MAIN STREET EAST END, CHIRNSIDE, TD11 3XX

- Detached Family Home
- 4 Reception Rooms
- Bathroom & WC
- Approx. ½ Acre Plot
- 5 Bedrooms (Master with En-suite)
- Breakfasting Kitchen
- Utility Room & Workshop
- Double Garage & Parking

OFFERS OVER £350,000

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&
P**

MELROSE & PORTEOUS
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LOCATION

Situated in the Berwickshire village of Chirside within walking distance from the Crosshill with several shops and amenities. Chirside sits on the brow of the hill overlooking surrounding countryside towards the Cheviot Hills. It also offers a range of amenities including pubs, a Co-op, newsagents, chemist, doctors, nursery and a striking art-deco primary school. Chirside is situated conveniently on the A6015 approx. 6 miles from Duns which has a wide range of amenities and a modern high school and Berwick upon Tweed which is approx. 9 miles away offers a wider range of shops and leisure facilities with excellent transport links north and south with the East Coast railway and the A1.

DESCRIPTION

Borlorac is an imposing and unique family home tucked away from the road and a generous plot extending to just over half an acre. This former bungalow has been altered and extended to create a large and very versatile property with a floor area of approximately 253m². The property has 5 bedrooms, the master with an en-suite shower room, lounge with open-fire, first floor family room with balcony and stunning views to the front looking towards the Cheviots, as well as a sun room/snug and a dining room off the large fitted country-style kitchen with centre-island. The property also benefits from a utility room, double integral garage, workshop, external boiler store for the oil fired central heating and is double glazed throughout. The bathroom, wc and en-suite shower rooms are fitted out with modern sanitary fittings and tiling. The property also offers further potential as the area above the garage could be converted into a separate annexe (subject to relevant permissions). Viewing is highly recommended to appreciate the quality finishing, neutral décor, privacy and the space this expansive property has to offer.

ACCOMMODATION

Entrance Hall	(3.20M X 1.89M) at widest
Lounge	(6.85M X 4.53M) into the bay window
Inner Hall	(2.60M X 2.42M)
Family Room	(6.62M X 6.05M) at widest
Bedroom 5 / Office	(3.77M X 6.05M) at widest
Utility Room	(3.74M X 1.95M)
WC	(1.83M X 1.15M)
Breakfasting Kitchen	(4.77M X 3.47M)
Dining room	(4.73M X 2.88M)
Sun room / Snug	(4.73M X 2.88M) at widest
Walk-in Cupboard	(1.73M X 1.63M) at widest
Master Bedroom	(3.51M X 3.33M) at widest
Wardrobe / Dressing Area	(2.99M X 1.79M)
En-Suite Shower Room	(2.94M X 1.36M)
Bedroom 2	(3.53M X 3.00M)
Family Bathroom	(3.00M X 2.11M)
Bedroom 3	(3.00M X 2.92M)
Guest Bedroom	(5.11M X 4.13M)
Integral Double Garage	(7.65M X 6.11M)
Workshop	(4.64M X 2.78M) at widest

EXTERNALLY

Accessed from the Main Street East End by a drive to a plot which is just over half an acre (approx. 0.55 Acres). There is gravel driveway up to the double integral garage and covered entrance area. This extensive garden ground has a patio area to the rear from the dining room patio doors but is a real blank canvas being mainly laid to lawn with fencing and some planting around the boundaries.

SERVICES

Mains Electricity and Water
Oil fired heating
Council Tax: Band E
EPC: Band E

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents.

Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 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 sonic 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 and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.