



**CUNZIE NEUK**

*Crosshill, Chirnside, Scottish Borders, TD11 3UF*







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**Cunzie Neuk is a charming three/four bedroom, detached bungalow set within a central spot in the welcoming village of Chirnside. Benefitting from a south facing aspect Cunzie Neuk is a private, peaceful cottage with flexible accomodation over one level.**

Duns 6.5 miles, Berwick-upon-Tweed Mainline Rail Station 9 miles, Edinburgh 49 miles. All distances are approximate.

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### Summary of Accommodation:

Entrance Entrance Foyer, Hallway, Sitting Room, Dining Kitchen, Three Double Bedrooms, Single Bedroom/Home Office, Family Bathroom.

Externally the property boasts a large, landscaped garden benefitting from a greenhouse, garden shed, detached garage and a driveway with parking for multiple cars.





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 1/2  3/4  1

Upon entrance through the front door a welcoming hallway provides access throughout the entire accommodation. The property boasts a generous sitting room with central inglenook stove, a modern dining kitchen and three spacious double bedrooms, one benefitting from a patio door out into the garden. Completing the accommodation is a single bedroom currently utilised as a comfortable home office and a fully equipped main bathroom.

Externally the property sits in a large peaceful plot, the garden is mostly laid to lawn with a selection of planted shrubs and flowers. The garden is perfect for those looking to follow the sun all-day with two large, decked terraces, a green house, and a useful garden shed. There is a gated driveway offering a parking space for multiple cars and a detached serviced garage providing outdoor storage.

With its peaceful village setting Cunzie Neuk is an exceptional cottage for those wishing to be part of a thriving village community and within easy reach of excellent local schooling and wealth of amenities in Duns & Berwick.



### Situation

Cunzie Neuk sits centrally within the pretty village of Chirnside. The village benefits from a fish and chip shop, a village shop, a public house, a primary school, a convenience store and pharmacy.

Just 6 miles distant is the popular Borders Town of Duns, boasting a variety of specialist shops, a supermarket, hotels, butcher, bakery, cafés, bars and restaurants. Local tourist attractions include Duns Castle and the Jim Clark Motorsport Museum. There are a variety of outdoor pursuits in the area including fishing on the River Tweed, horse riding, golf, clay pigeon shooting, cycling and a wide selection of stunning walks including the St Cuthberts Way and the Southern Upland Way.

Further schooling is available at Duns Primary School, Berwickshire High School and the highly regarded Longridge Towers Private School.

There are excellent road connections with the A1 trunk road providing easy, commutable access to Edinburgh or Newcastle otherwise Berwick's mainline train station offers quick and effective transport up and down the East Coast of the country.

### Satellite Navigation

For those with the use of Satellite Navigation the postcode for this property is TD11 3UF

### What3words

///outcasts.tequila.connector

(please download the application "what3words" for the exact location)

### Tenure

Freehold





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### Fixtures and Fittings

Only appliances specifically mentioned in the sales particulars are included in the sale price. In all other aspects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

### Services

LPG Gas central heating

### Council Tax

Band D

### Energy Efficiency Rating

Band E

### Local Authority

Scottish Borders Council

Telephone: 0300 100 1800

### Servitude Rights, Burdens & Wayleaves:

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.

### Particulars and Plans

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.



### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, 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 has not entered into contract in reliance on the said statements, that he 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 miss-statement 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

Rettie Berwick LLP, 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 miss-statement 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. Rettie Berwick LLP 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.

### Internet Web Site:

This property and other properties offered by Rettie Berwick LLP can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.tlo.co.uk](http://www.tlo.co.uk).



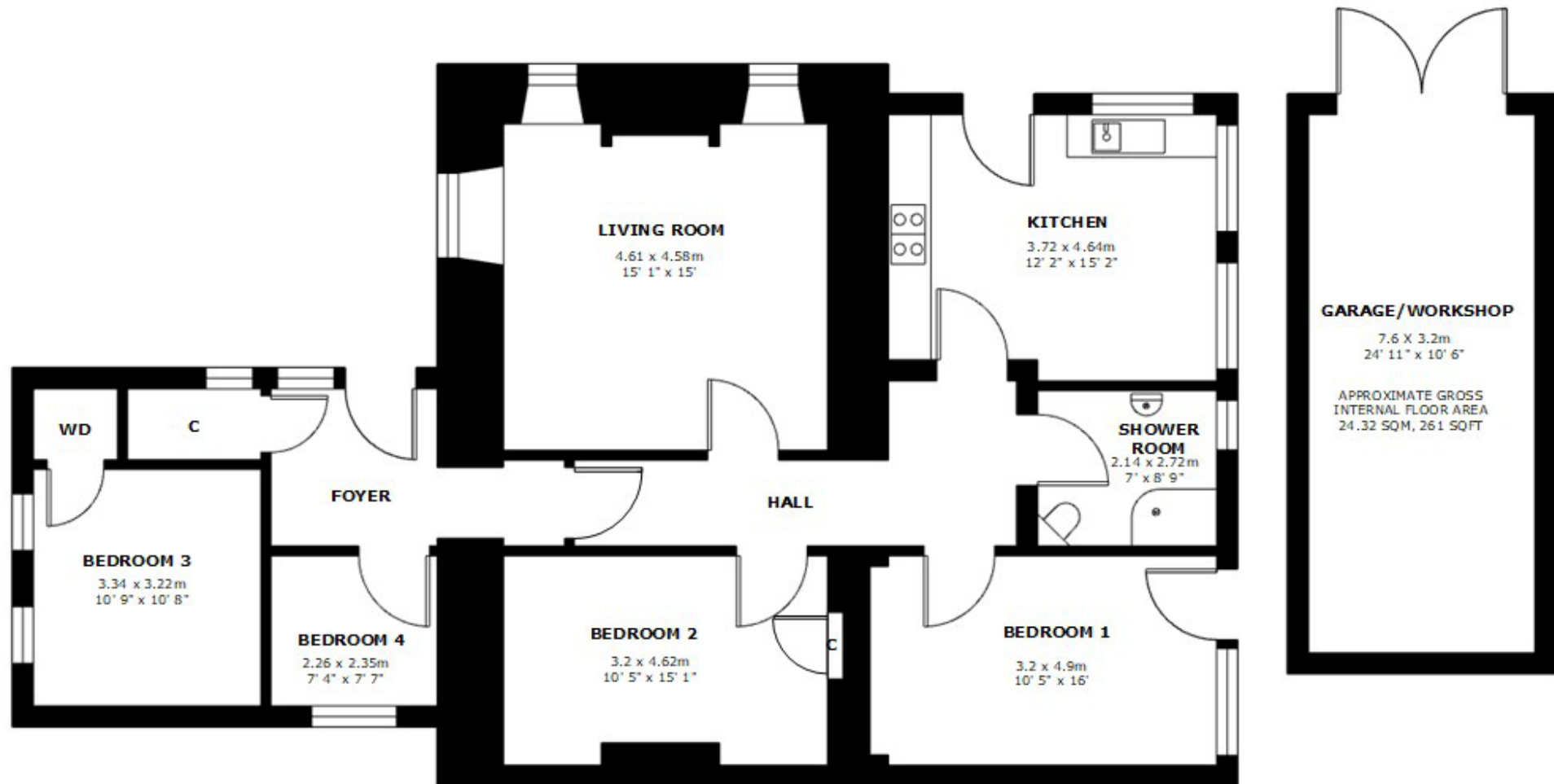






## CUNZIE NEUK, CROSSHILL, CHIRNSIDE, TD113UF

APPROXIMATE GROSS INTERNAL FLOOR AREA, 129 sqm, 1388 sqft



### GROUND FLOOR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY - ALL MEASUREMENTS AND FIXTURES INCLUDING DOORS AND WINDOWS ARE APPROXIMATE





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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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