26 Erskine Road

Chirnside, Duns, TD11 3YD

Offers Over £165,000

www.aitchisons.co

aitchisons property centre

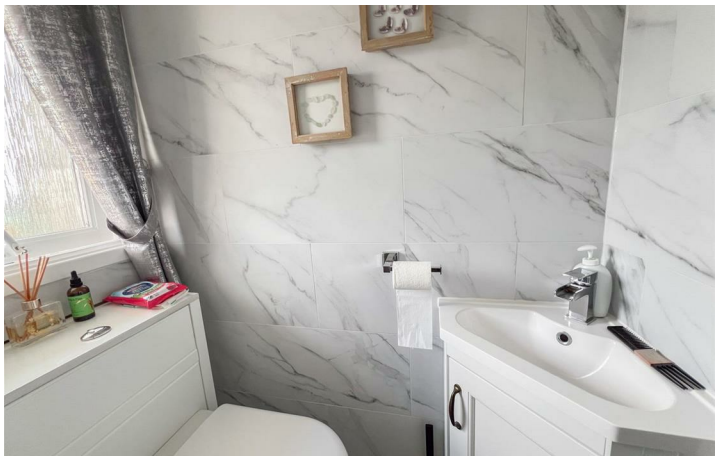
We are pleased to offer for sale this spacious three bedroom terraced house, which is located in a popular residential with fine open views of the Cheviot Hills. This well maintained terraced house presents an excellent opportunity for those seeking a comfortable family home, which has full double glazing, electric heating and solar panels.

The interior comprises of an entrance hall with a cloakroom, an dual aspect open plan living room/dining area with double French doors giving access to the rear garden and a media wall in the living room. Doorway from the dining area into a modern kitchen with white gloss units with appliances. On the first floor is a modern bathroom and three generous bedrooms, the main bedroom have fitted wardrobes.

Garden at the front and rear of the house have been landscaped for ease of maintenance, with planning approved for the installation of a driveway & porch. The rear garden has a large summerhouse and offers direct access to the play park to the rear of the property

In summary, this terraced house on Erskine Road is a wonderful opportunity to create a warm and inviting home in a sought-after location. With its spacious layout and proximity to local facilities such as schools and shops, it is sure to appeal to a variety of buyers.

Do not miss the chance to make this lovely property your own, contact our Berwick-upon-Tweed to arrange a viewing.



Entrance Hall
13'1 x 8'7 (3.99m x 2.62m)
Partially glazed entrance door leading to the hall, with stairs to the first floor landing. The hall benefits from a built-in storage cupboard housing the electric meters and a shelved storage cupboard. There is a night storage heater and two power points.

Cloakroom
4'5 x 2'4 (1.35m x 0.71m)
Fitted with a modern white two-piece suite comprising a comfort-level toilet and a wash hand basin with a vanity unit below. Frosted window at the front.

Living Room/Dining Area
23'4 x 11'5 (7.11m x 3.48m)
A generously proportioned open plan living space with a triple front facing window and double French doors opening into the rear garden. A bespoke media wall provides space for a television, complemented by fitted shelving, and a contemporary electric fire. The room also benefits from two night storage heaters, a television point and eight power points. Doorway to the kitchen.

Kitchen
9'7 x 12'2 (2.92m x 3.71m)
Fitted with an excellent range of modern white gloss wall and base units with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer beneath a rear facing double window. Built-in double oven, four ring ceramic hob with a cooker hood above, and an integrated fridge/freezer. Plumbing for an automatic washing machine and space for a tumble dryer. Recessed ceiling spotlights and twelve power points.

First Floor Landing
Built-in linen cupboard, access to the loft, a night storage heater and one power point.

Bathroom
5'5 x 6'8 (1.65m x 2.03m)
Fitted with a quality white three-piece suite comprising a bath with an electric shower and glass screen above, a comfort-height toilet and a wash hand basin with a vanity unit. A frosted double window to the rear and a heated towel rail.

Bedroom 1
12'4 x 9'3 (3.76m x 2.82m)
A double bedroom with a front facing double window enjoying views towards the Cheviot Hills. The room benefits from built-in wardrobes along one wall providing excellent storage, as well as a built-in dressing table with matching bedside cabinets. Electric panel heater and six power points.

Bedroom 2
11'1 x 10'7 (3.38m x 3.23m)
A generous double bedroom with a double window at the rear, an electric heater and six power points.

Bedroom 3
9'5 x 10'1 (2.87m x 3.07m)
A good sized single bedroom with a front facing double window, an electric panel heater and four power points.

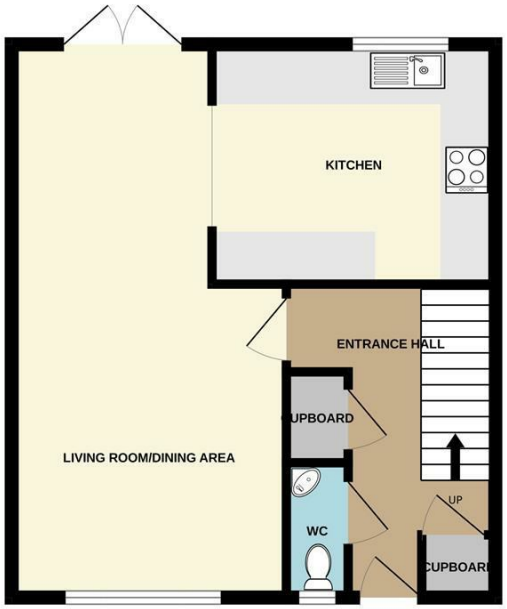
Garden
Small paved garden at the front. Enclosed rear garden which has been landscaped for ease of maintenance and includes a large summerhouse.

General Information
Full double glazing.
Full electric heating. Solar panels installed on the property.
All mains services are connected except for gas.
All fitted floor coverings are included in the sale.
Council Tax Band: B
EPC Rating: [Insert Rating].

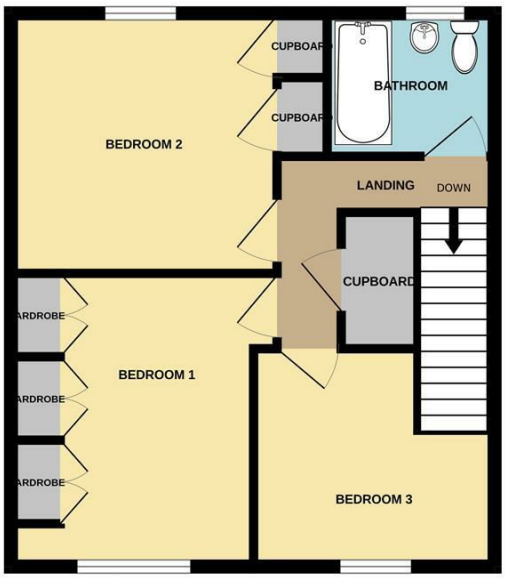
Agency Details
OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday 9.00 am - 12.00 pm
Saturday Viewings 12.00pm - 1.00pm

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co

rightmove.co.uk The UK's number one property website
Zoopla.co.uk
aitchisons property centre