



2 Northfield Terrace, Chirside, TD11 3XY



- First Floor Flat
- Spacious Accommodation
- Living Room with Open Fire
- Bathroom & Storage
- Sold As Seen

- Modernisation Required
- 2 Double Bedrooms
- Breakfasting Kitchen
- Garden Ground
- Partial Solid Fuel Heating

 2

 1

 1

**EPC** E

 A

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



## 2 Northfield Terrace, Chirnside, TD11 3XY

### LOCATION:

Set in the village of Chirnside which lies in the heart of the Berwickshire countryside. The village offers a good selection of local amenities including a co-op, newsagents, post office, garages, and pharmacy. The village also offers a range of recreational facilities including tennis court, football pitches, bowling club and boxing club. There is a striking art-deco primary school in the village with secondary schools in Duns and Eyemouth. The village has great transport links with the A1 trunk road approx. 8 miles away and a regular bus service to Berwick-Upon-Tweed, Duns, Eyemouth and Galashiels. The mainline railway station at Berwick-Upon-Tweed provides a fast link to London in under 4 hours, with Edinburgh and Newcastle in under 1 hour. Berwick-Upon-Tweed is about 8 miles from the village and provides a wide range of supermarkets, independent retailers, hotels, restaurants, pubs and a weekly market.

### DESCRIPTION:

A spacious 2-bedroom upper villa which is 'sold as seen' and is in need of renovation. The flat has a well-proportioned living room with a breakfasting kitchen, utility cupboard, bathroom and two double bedrooms. An ideal opportunity for first time buyers looking for a project. Viewing is highly recommended to appreciate the potential and the space this property has to offer.

### EXTERNALLY:

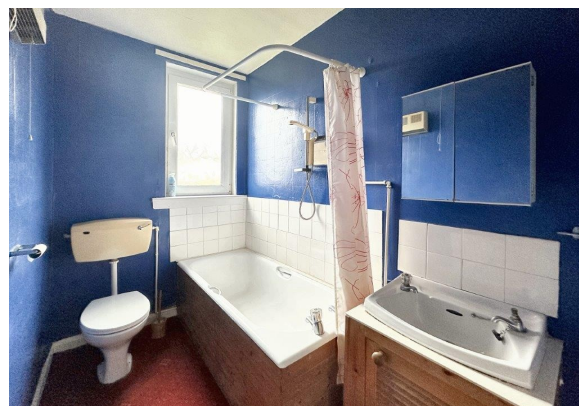
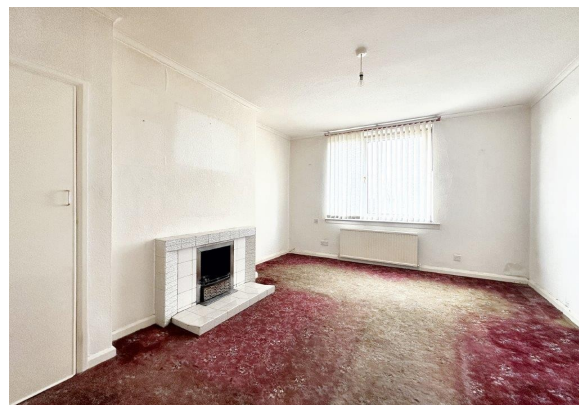
Northfield Terrace sits in an elevated position which runs parallel with Main Street East End with the flat sitting at the end of the terrace. The property has its own garden area which at the moment is open with the ground floor flat however, it could be fenced off to provide a private area.

### SERVICES:

Mains Electric, Water & Drainage.  
Sold as Seen.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 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 laser 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.



Interested In  
Viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)

FLOOR PLAN:

FIRST 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 Meropix ©2024

ACCOMMODATION:

- GROUND FLOOR ENTRANCE (1.06M X 1.02M)
- LIVING ROOM (4.62M X 3.79M) at widest
- BATHROOM (2.94M X 1.57M)
- STORAGE (1.62M X 0.97M)
- WARDROBE (1.72M X 1.02M)
- LANDING (2.62M X 1.00M)
- BREAKFASTING KITCHEN (3.24M X 2.93M)
- BEDROOM 2 (3.38M X 2.94M) at widest
- BEDROOM 1 (4.40M X 3.43M) at widest

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



## Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review your property and provide you with an accurate price. You can find more information on our website.