



Kirkstone, Waterloo Park, Chirnside, TD11 3XJ



- Detached Bungalow
- Bright Spacious Living Room
- Bathroom
- Single Garage
- Mature Garden



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- 2 Double Bedroom
- Kitchen & Dining Room
- Ample Storage
- Driveway Parking
- Edge of Town Location

Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Set on the very edge of the popular village of Chirnside, which lies in the heart of the Berwickshire countryside. The bungalow is tucked away and overlooking countryside and close to nearby fields and walks. The village offers a small selection of local amenities including pubs, a co-op, newsagents, post office, garage and pharmacy and also offers a range of recreational facilities including tennis court, football pitches, bowling, running and boxing club. Chirnside was the hometown to famous Formula One driver Jim Clark, who's Family moved to Edington Mains Farmhouse in 1942, Jim died in 1968 in a racing accident in Hockenheimring in West Germany and is buried in the Cemetery in Chirnside. There is a museum in Duns dedicated to Jim Clark that reopened in 2019 after being renovated. The surrounding areas are very popular with salmon fishing on the river Tweed, trout fishing on local lochs and rivers along with grouse and pheasant shooting at several local estates. There is a striking art-deco primary school in the village with secondary schools in Duns and Eyemouth. Private schooling is also available at Longridge Towers from age 3-18 near Berwick-Upon-Tweed. 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, Edinburgh in under 1 hour 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. Reston is approx. 5 miles away with train station which was completed and opened in early 2022, and lies on the East Coast Line.

DESCRIPTION:

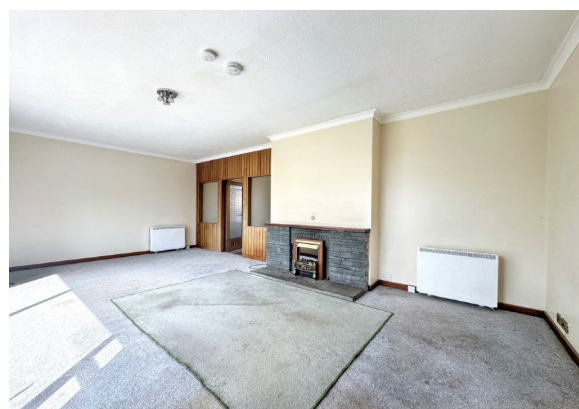
Situated on the southern edge of Chirnside, this detached two-bedroom bungalow with open views enjoys a peaceful setting within Waterloo Park—a small, private lane home to just a handful of residences. From the moment you step inside, the wide hallway sets the tone for the property's well-proportioned and spacious layout. The bright, airy living room benefits from a south-facing aspect and flows seamlessly into the dining room, which in turn connects to the kitchen. Both double bedrooms feature fitted wardrobes, while a family bathroom completes the accommodation. Although the property requires renovation, it presents an exciting opportunity for the right buyer to create a beautiful home finished to their own personal taste. With its generous rooms, sought-after location and fantastic potential, viewing is highly recommended.

EXTERNALLY:

Set in its own private garden, which is predominantly lies to the front of the bungalow, with a south facing aspect over open fields and beyond towards the Cheviot Hills. The property is set back in the plot with the garden mainly laid to lawn with mature planted borders. There is private driveway parking leading to the single garage and a small drying green in the rear corner.

SERVICES:

Mains electricity, water and drainage.



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FLOOR PLAN:

GROUND 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.
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ACCOMMODATION:

- HALL (5.43M X 1.54M)
- DINING ROOM (3.65M X 3.23M)
- BATHROOM (2.24M X 2.07M)
- BEDROOM 1 (4.58M X 3.55M) including wardrobe
- LIVING ROOM (6.84M X 3.84M)
- KITCHEN (3.66M X 3.66M)
- BEDROOM 2 (3.95M X 3.67M) including wardrobe

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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.



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your property and provide you with an accurate price.
You can find more information on our website.