



12a Swan Avenue, Chirnside, TD11 3TE



- Terraced Townhouse
- 1/2 Reception Rooms
- Bathroom & En-suite
- Town Front Garden
- 3/4 Bedrooms
- Kitchen & Ground Floor WC
- Enclosed Rear Garden
- Gas Heating & Double Glazing

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viewing this property?

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LOCATION:

Set in Chirnside overlooking the charming village green on the modern Heath Grange development. 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, whose family moved to Edington Mains Farmhouse in 1942, Jim died in 1968 in a racing accident in West Germany and is buried in the Cemetery in Chirnside. There is a museum in Duns dedicated to Jim Clark which 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 on 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 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 a railway station which was completed and opened in early 2022 and lies on the East Coast Line.

DESCRIPTION:

An impressive three-storey modern townhouse, perfectly positioned in the heart of the picturesque Scottish Borders village of Chirnside. Immaculately presented and offering exceptional flexibility, the property provides three to four bedrooms, including a generous master suite with en-suite shower room, as well as one to two versatile reception rooms. The bright breakfasting kitchen, stylish family bathroom, and convenient ground-floor W.C. complete the well-planned layout, making this an ideal home for families and professionals alike. Currently, the ground-floor reception room is used as a welcoming dining hall, while the first-floor front room serves as a cosy living space, boasting two Juliette balconies with far-reaching rooftop views. The master bedroom on the top floor also enjoys its own Juliette balcony, offering even more spectacular vistas towards the Cheviot Hills. Beautifully maintained and tastefully decorated throughout, this property is truly move-in ready – a perfect blend of modern design, comfort, and location.

EXTERNALLY:

The property enjoys a neat and secure garden to the rear, designed for easy upkeep and outdoor enjoyment. Its landscaped finish makes it perfect for relaxing or entertaining, while a small front garden adds to the home's kerb appeal. Ample on-street parking is available, ensuring both residents and visitors are well catered for.

SERVICES:

Mains Electric, Gas, Water & Drainage.



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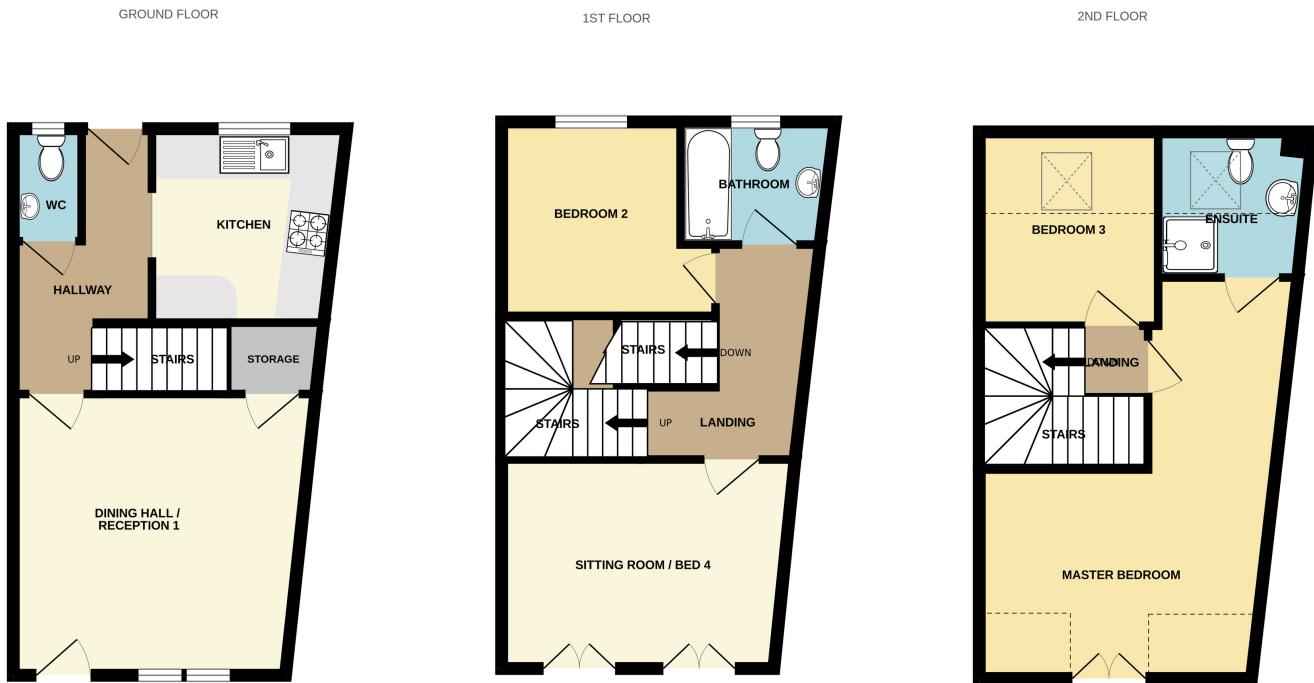
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FLOOR PLAN:



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:

- DINING HALL / REC 1 (4.20M X 3.95M)
- WC (1.54M X 0.96M)
- FIRST FLOOR LANDING
- BEDROOM 2 (3.40M X 2.74M)
- SECOND FLOOR LANDING
- EN-SUITE SHOWER ROOM (2.48M X 1.95M)
- HALLWAY
- KITCHEN (3.10M X 2.75M)
- LIVING ROOM / BED 4 (3.91M X 3.00M)
- FAMILY BATHROOM (2.14M X 1.67M)
- MASTER BEDROOM (5.53M X 4.48M) at widest
- BEDROOM 3 (2.90M X 2.75M)

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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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