Church Cottage, Kirkgate, Chirnside, TD11 3XL



- Semi-Detached Cottage
- Bathroom on Ground Floor
- Living Room with Stove
- Double Glazed Windows
- French Doors to Rear Garden
- 2 Spacious Bedrooms
- Kitchen / Dining Room
- First Floor WC
- Electric Heating
- Private Lane Location

2 | 1 | 1 | EPC E | B

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

Church Cottage, Kirkgate, Chirnside, TD11 3XL









LOCATION:

Set down a picturesque lane in the increasingly popular village of Chirnside which lies in the heart of the Berwickshire countryside. The village offers a small selection of local amenities including pubs, co-op, post office, garage and pharmacy and offers a range of recreational facilities including tennis court, football pitches, bowling, running and boxing clubs. A striking art-deco primary school serves the village with secondary schools in Duns and Eyemouth. The village has a regular bus service to Berwick-Upon-Tweed, Duns, Eyemouth and Galashiels. The mainline railway station is approx. 8 miles away in Berwick-Upon-Tweed providing a fast link to London in under 4 hours, Edinburgh and Newcastle in under 1 hour. Berwick also offers a wide range of further amenities. 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:

Nestled down a quiet lane, this charming two-bedroom cottage offers a wonderful sense of privacy and tranquillity. Originally forming part of the neighbouring house, it was thoughtfully converted into a separate dwelling over 20 years ago. Behind its picture-perfect, chocolate-box exterior lies a surprisingly spacious interior, featuring a generous kitchen/dining room, bathroom which has a bath with shower over, and a cosy lounge with a multi-fuel stove and French doors opening directly onto the delightful cottage garden. Upstairs, accessed via stairs from the lounge, are two bedrooms, a separate WC, and useful eaves storage. While the property would benefit from some cosmetic updating and modernisation, it presents an excellent opportunity for buyers to create a beautiful home tailored to their own style and taste. Full of character and potential, this charming cottage is ideal for those seeking a peaceful retreat in an idyllic setting.

EXTERNALLY:

The property has a charming cottage-style garden border to the front, planted with a variety of mature shrubs and flowers that enhance its kerb appeal. To the rear, accessed through the living room via French doors, is a delightful enclosed garden. Also well established, it is in need of a little gentle tending but offers a peaceful, private and tranquil space in which to relax and enjoy the surroundings.

SERVICES:

Mains Electric, Water & Drainage.
Multi-fuel Stove

Interested In
Viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

Church Cottage, Kirkgate, Chirnside, TD11 3XL













Interested In viewing this property?

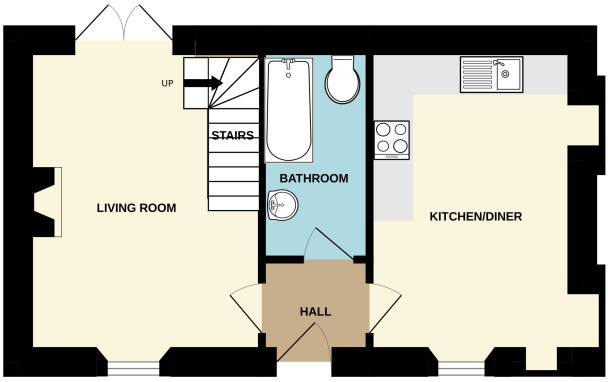
Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

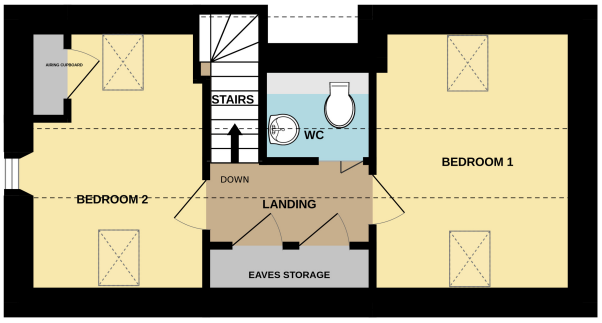
Church Cottage, Kirkgate, Chirnside, TD11 3XL

FLOOR PLAN:

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

ACCOMMODATION:

- HALL (1.73M X 1.56M)
- BATHROOM (3.22M X 4.90M)
- LANDING (2.45M X 1.28M)
- BEDROOM 1 (4.34M X 3.26M)
- KITCHEN / DINING ROOM (4.90M X 3.23M)
- LIVING ROOM (4.87M X 3.69M)
- WC (1.45M X 1.25M)
- BEDROOM 2 (4.37M X 2.77M) at widest

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

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.

THINKING OF SELLING YOUR HOUSE?

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.

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk