



Lily Cottage, Chirnside, TD11 3XS



- Terraced Cottage
- Spacious Living Room
- Ground Floor Bathroom
- Stunning Countryside Views

- 2 Double Bedrooms
- Kitchen & Ample Storage
- En-suite WC on First Floor
- South Facing Garden



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Interested In
viewing this property?

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LOCATION:

Lily Cottage sits on the southern side of the main thoroughfare through Chirside, with some of the best views. 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:

This charming mid-terraced cottage may appear modest from the street, but it opens into a beautifully maintained two-bedroom home with a wonderful sense of space and privacy. Positioned to take full advantage of its south-facing aspect, the property enjoys some of the finest views in Chirside, stretching across rolling countryside towards the Cheviot Hills. Thoughtfully designed, the home offers privacy from the moment you step through the front door, with that feeling of seclusion continuing throughout the generous rear garden, which backs directly onto open agricultural land. The accommodation comprises an entrance hall leading to an inner hallway with useful storage and access to the rear garden. The ground floor also features a bright living room with patio doors opening onto the garden, a well-equipped kitchen, and a bathroom. On the first floor are two well-proportioned double bedrooms, both enjoying outstanding countryside views, with one further benefiting from an en-suite WC. The property is double glazed throughout and is heated by an electric combi-boiler system.

EXTERNALLY:

A particular feature of Lily Cottage is the magnificent south-facing rear garden, enjoying what is undoubtedly one of the finest outlooks in Chirside. Accessed directly from the living room, the garden provides a seamless extension of the living space and a wonderful setting for relaxing, entertaining and al fresco dining. Beautifully maintained, the garden is laid predominantly to neat lawns with well-stocked borders, mature hedging and established planting, creating an attractive and private outdoor environment. A substantial mature tree provides a striking focal point and welcome shade during the summer months, while two useful garden sheds offer practical storage. Beyond the garden lies a truly breath-taking panorama across the Berwickshire countryside, stretching south towards the iconic Cheviot Hills. The uninterrupted rural views are exceptional, offering an ever-changing backdrop throughout the seasons and a rare sense of space and tranquillity.

SERVICES:

Mains Electricity, Water & Drainage.



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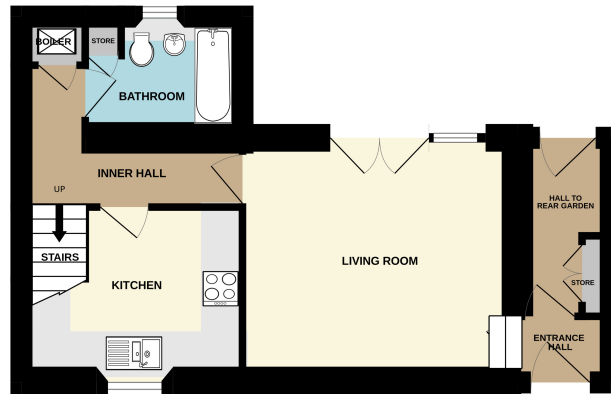
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FLOOR PLAN:

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.
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ACCOMMODATION:

- ENTRANCE (1.50M X 1.40M)
- LIVING ROOM (4.37M X 3.80M)
- KITCHEN (3.39M X 3.07M)
- LANDING (3.33M X 0.90M)
- BEDROOM 2 (3.49M X 2.80M) at widest
- HALL TO GARDEN (3.15M X 1.35M) including store
- INNER HALLWAY (L-SHAPED)
- BATHROOM (2.68M X 1.71M) including store
- BEDROOM 1 (3.49M X 2.80M)
- EN-SUITE WC (1.23M X 0.94M)

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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.
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