5 Ninewells Mains Farm Cottages, Chirnside, TD11 3YU

- Detached House
- Living Room with Open Fire
- Bathroom & Shower Room
- Ample Parking & Single Garage
- Summer House & Patio
- 3 Double Bedrooms
- Kitchen & Dining Room
- Double Glazing & Electric Heating
- Stunning Enclosed Rear Garden
- Well-maintained Throughout

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Interested In viewing this property?

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LOCATION:

The house sits less than a mile away from the Berwickshire village of Chirnside which offers a good selection of local amenities including a co-op, newsagents, post office, garages, and pharmacy. Chirnside also offers a range of recreational facilities including tennis court, football pitches, bowling club and boxing club.
Berwick-Upon-Tweed is approx. 9 miles from the property and Duns is approx. 6 miles, both towns providing a wider range of amenities.

DESCRIPTION:

Located just outside the village of Chirnside in the picturesque Scottish Borders, this unique detached house offers spacious and flexible accommodation, full of potential. The property features a welcoming layout with a large entrance hall and the option of a ground floor bedroom, alongside a comfortable living room, generous dining room perfect for family gatherings, kitchen, and a convenient shower room on the ground floor. Upstairs, you'll find two further bedrooms and a family bathroom, providing ample space for a growing family or visiting guests. Although the house was renovated in the 1980s and now presents a slightly dated interior, it has clearly been exceptionally well maintained and cherished over the years. The sense of care and warmth is evident throughout, offering a rare opportunity to modernise this much-loved home. Viewing is highly recommended in order to fully appreciate what this detached house has to offer.

EXTERNALLY:

This detached property sits proudly on an outstanding garden plot, offering a wonderful sense of space. To the front, a generous gravel driveway provides ample parking and leads to a single attached garage. The enclosed rear garden is a true highlight of the home—a beautifully maintained retreat laid to lush lawn, framed by mature borders filled with perennials and vibrant seasonal colour. Thoughtfully designed and clearly cherished, the garden features a well-positioned summer house with patio area, as well as several useful garden sheds. This is a garden created with care and attention—a cultivated haven that reflects years of dedication and love.

SERVICES:

Mains Electric & Water. Septic Tank Drainage.

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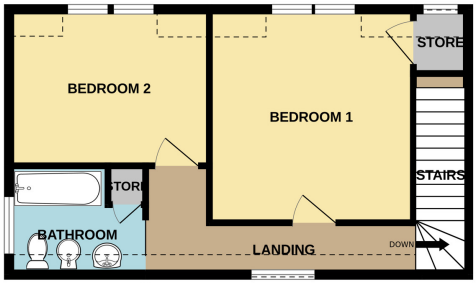
FLOOR PLAN:

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 HALL (3.19M X 2.67M)
- LIVING ROOM (4.70M X 3.75M) at widest
- CLOAK / CONNECTING HALL (1.28M X 0.88M)
- KITCHEN (3.27M X 2.41M)
- LANDING (L-SHAPED)
- STORE (1.00M X 0.91M)
- BATHROOM (2.38M X 1.90M)
- INNER HALL (1.27M X 1.15M)
- BEDROOM 3 (4.72M X 3.34M)
- DINING ROOM (5.26M X 3.78M) at widest
- SHOWER ROOM (2.29M X 2.13M) at widest
- BEDROOM 1 (3.80M X 3.67M)
- BEDROOM 2 (3.36M X 2.66M)
- GARAGE (5.74M X 2.70M)

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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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