Myrtle Cottage, Chirnside, TD11 3XS



- Terraced Cottage
- Shower Room & Bathroom
- Living Room & Conservatory
- Oil-Fired Heating & Double Glazing
- Pend Access to Garden
- 2 Double Bedrooms
- Kitchen / Dining Room
- Outstanding Countryside Views
- South Facing Garden
- Popular Village Location

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Interested In viewing this property?

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LOCATION:

Myrtle Cottage sits on the southern side of the main thoroughfare through Chirnside, 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:

Originally purchased as a charming one-bedroom cottage, this exceptional terraced home has been thoughtfully transformed by the current owner into a comfortable two-bedroom, two-bathroom property which has been carried out in a sympathetic manner retaining many features and the addition of cottage style latch and lever braced doors. The renovation included the acquisition of part of the neighbouring cottage, together with a substantial rear extension, creating a spacious and beautifully designed home. The accommodation now comprises a stylish kitchen/dining room, comfortable living room, bright conservatory, two well-proportioned bedrooms and two contemporary bathrooms. The property benefits from oil-fired central heating, double glazing throughout, and is presented in excellent decorative order. The true highlight of this wonderful home lies to the rear, where the south-facing garden enjoys breath-taking views, providing an idyllic setting to relax and make the most of its enviable sunny aspect.

EXTERNALLY:

A particular feature of Myrtle Cottage is the magnificent south-facing rear garden, enjoying what is undoubtedly one of the finest outlooks in Chirnside. Accessed directly from the conservatory, the garden forms a seamless extension of the living space and provides an idyllic setting for relaxing, entertaining and al fresco dining. Neatly maintained, the garden is laid predominantly to generous lawns, complemented by well-stocked borders, mature hedging and established planting, creating an attractive and private outdoor environment. A mature palm-style tree provides a striking focal point, adding an almost tropical character in the sunshine, while a useful garden shed provides practical storage. Beyond the garden lies a truly breath-taking panorama across the rolling Berwickshire countryside, stretching south towards England and the iconic Cheviot Hills. The uninterrupted rural views are exceptional, providing an ever-changing backdrop throughout the seasons and an enviable sense of space, privacy and tranquillity. Combining a superb southerly aspect with sunshine, privacy and spectacular scenery, this outstanding garden is undoubtedly one of Myrtle Cottage's most compelling features.

SERVICES:

Mains Electric, Water & Drainage. Oil-fired Central Heating.

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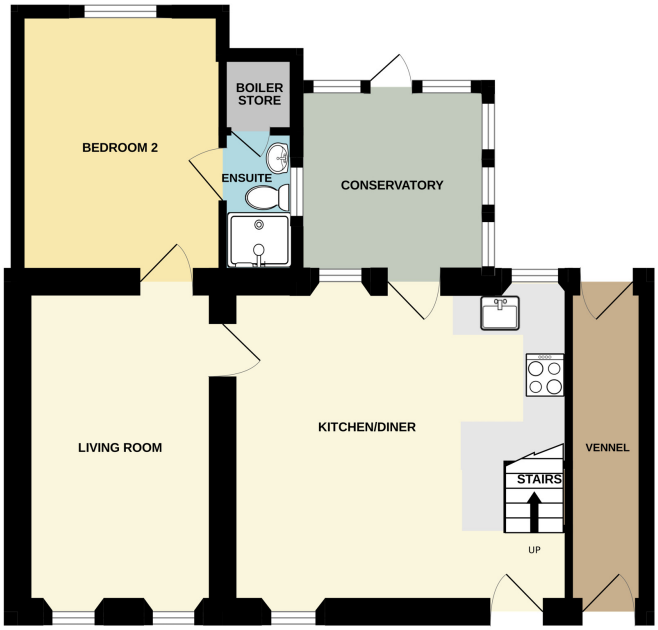
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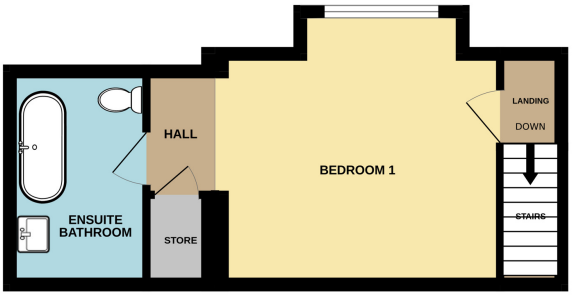
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FLOOR PLAN:



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:

- DINING HALL / KITCHEN (4.97M X 4.92M)
- BEDROOM 2 (3.84M X 2.82M)
- CONSEVATORY (3.03M X 2.97M)
- BEDROOM 1 (4.16M X 4.01M)
- EN-SUITE BATHROOM (2.86M X 1.88M)
- LIVING ROOM (4.68M X 2.95M)
- EN-SUITE (3.41M X 1.26M) including boiler cupb'd
- LANDING (1.69M X 0.96M)
- SMALL LANDING & STORE (2.85M X 1.85M)

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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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