



## 8 Station Cottages, Chirnside Station, TD11 3LQ



Offers Over £65,000

- Ground Floor Flat
- Living Room & Kitchen
- Partial Electric Heating
- Shared Garden
- Double Bedroom & Bathroom
- Rural Location
- Double Glazed Windows
- Single Garage

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



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### LOCATION:

Chirside Station is a small hamlet which was largely established by the railway which operated between 1849 and 1951, and is also adjacent to the paper mill. The cottage sits approx. 1 mile away from the Berwickshire village of Chirside which offers a good selection of local amenities including a co-op, newsagents, post office, garages, and pharmacy. Chirside also offers a range of recreational facilities including tennis court, football pitches, bowling club and boxing club. Berwick-Upon-Tweed is about 9 miles from the property and Duns is approx. 6 miles, both towns provide a wider range of amenities.

### DESCRIPTION:

A well appointed one-bedroom flat within an attractive row of stone cottages and flats. This ground floor flat is ideal for those looking for a rural retreat, looking out on to the south facing shared garden. The property has partial electric storage heating with electric underfloor heating to the bathroom and double glazed windows. Viewing is highly recommended to appreciate the tranquil location within this hamlet in the heart of Berwickshire.

### EXTERNALLY:

To the front of the house there is a large shared garden area which is well-tended and mainly laid to lawn with some planted areas and it is a real haven for birds. To the rear there is a shared yard area with access. On the block which bounds the front garden there is a single garage and further parking.

### SERVICES:

Mains electric and water. Septic tank drainage.

### 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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## FLOOR PLAN:

### GROUND 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:

- HALL (2.00M X 1.13M)
- KITCHEN (3.59M X 1.89M)
- BATHROOM (2.07M X 1.93M)
- LIVING ROOM (4.27M X 3.63M)
- BEDROOM (4.14M X 3.24M)

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