



Broadhaugh Cottage

Duns, TD11 3JX

Offers Over £270,000

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We are delighted to bring to the market this attractive detached stone built cottage, which is located in a rural position with superb open views of the surrounding countryside. The present owners have totally upgraded the cottage internally, which offers modern contemporary living accommodation that is ready to walk into. The immaculate interior comprises of a generous sitting room with a log burning stove and double French doors to the fully glazed conservatory, which takes advantage of the views of the surrounding countryside and gardens. There is a new modern shaker breakfasting kitchen with an excellent range of units with appliances and double French doors to the rear, a new modern bathroom with a white four piece suite and two bedrooms. The cottage has full double glazing and a new electric wet heating system.

Parking on a driveway for two cars and generous gardens either of the property. This would make an ideal retirement or holiday home.

Broadhaugh Cottage is located 1 mile south of of Chirnside where there is everyday shopping. Berwick-upon-Tweed is 10 miles away with excellent facilities and a railway station. Edinburgh is 50 miles.

Viewing is highly recommended.



Entrance Hall

3'4 x 24' (1.02m x 7.32m)

Partially glazed entrance door to the front giving access to the hall, which has two windows to the front one with a built-in cupboard below housing the fuse box. Two central heating radiators, a built-in storage cupboard and two power points. Recessed spotlights.

Sitting Room

15'7 x 11'2 (4.75m x 3.40m)

A good sized reception room with a double window to the front was attractive open views of the surrounding countryside. Log burning stove sitting on a slate hearth. Central heating radiator, eight power points, a television point and a telephone point. Double partially glazed doors to the conservatory.

Conservatory

12'6 x 9'6 (3.81m x 2.90m)

An excellent addition to the cottage which is glazed on three sides taking advantage of the open views of the surrounding countryside and the gardens. Double French doors at the front of the cottage, an electric heater and two power points.

Kitchen/Breakfast Room

13'4 x 10'9 (4.06m x 3.28m)

Fitted with excellent range of wall and floor green shaker kitchen units with ample wood effect worktop surfaces. The kitchen has a built-in oven, four ring ceramic hob with a cooker hood above. Double French doors to the rear with superb open views of the surrounding countryside. Stainless steel sink and drainer, plumbing for an automatic and dish washing machine and a wall mounted central heating boiler. recessed ceiling spotlights, a central heating radiator and eleven power points.

Bathroom

11'9 x 5'3 (3.58m x 1.60m)

Fitted with a new modern white four piece suite, which includes a shower cubicle with an electric shower, a bath, a

toilet and a wash hand basin with a mirror above. Frosted window to the rear, recessed ceiling spotlights and a heated towel rail..

Bedroom 1

15'7 x 11'4 (4.75m x 3.45m)

A large double bedroom with a double window to the front with open countryside views Central heating radiator, a telephone point and eight power points.

Bedroom 2

12'1 x 6'2 (3.68m x 1.88m)

A single bedroom with a window to the rear with views, access to the loft, a central heating radiator and six power points.

Gardens

Parking to the front of the cottage on a gravelled driveway offering 'off road' parking for two cars. There is a patio area and informal gardens to either side of the cottage as well as a small woodland.

General Information

Full double glazing.

Full electric heating.

All fitted floor coverings and blinds are included in the sale.

Council tax band B.

All mains services are connected except for gas.

EPC F (27)

Freehold

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

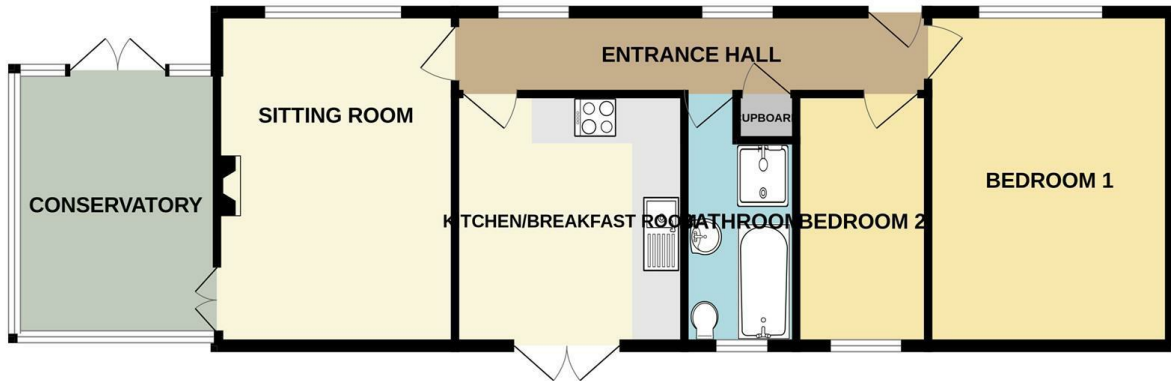




This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.
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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