



# The Smithy

Allanton, TD11 3LA

**Offers Over £275,000**

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We are delighted to offer for sale this charming detached bungalow which is set in a quiet position in the tranquil village of Allanton, Duns. The present owner has tastefully upgraded the property which boasts a modern and immaculate interior, with a twist of character and charm.

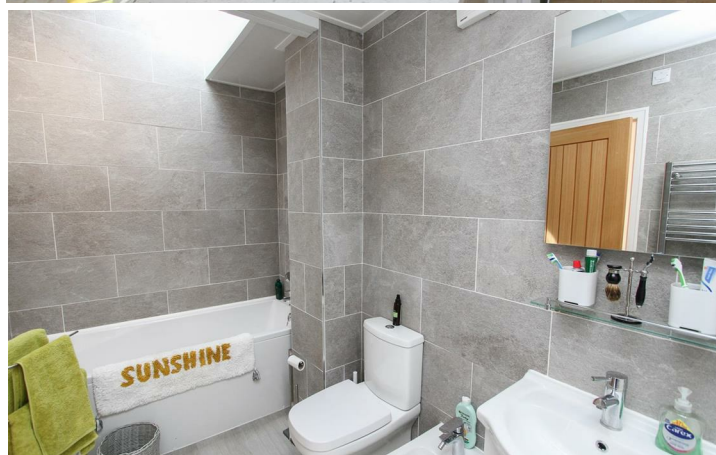
The well proportioned interior comprises of a spacious dual aspect lounge with a large stone built fireplace with a log burning stove, this is an ideal area to relax or entertaining guests. Next to the lounge is a dining room with a roof lantern and triple patio doors onto an outside sitting area. Doorway from the dining room into the modern kitchen with grey gloss units with appliances and another roof lantern. The property has a luxury bathroom with a five piece suite and two generous double bedrooms both with fitted wardrobes. The property has full double glazing and electric heating.

Outside, the property features generous lawn gardens, providing ample space for outdoor activities. Ample parking on a driveway for a number of vehicles and giving access to the carport and the useful garage/workshop, which offers a multifunctional use and offers extra storage.

Don't miss the opportunity to make this delightful bungalow your new home. Embrace the tranquility of village life while enjoying the modern comforts this property has to offer.

Allanton is located approximately one and a half miles from Chirside, six miles from Duns and ten miles from Berwick-upon-Tweed where there is a railway station.

Viewing is recommended.



## Vestibule

3'1 x 4'2 (0.94m x 1.27m)

Partially glazed door to the vestibule which has a glazed door to the entrance hall.

## Entrance Hall

Velux window to the side and an electric heater. One power point.

## Lounge

29'2 x 18' (8.89m x 5.49m)

A large reception room with a window to the front and triple patio doors and a window to the side. Large stone built fireplace with a log burning stove. Access to the loft, two electric heaters, a telephone and television point and nine power points.

## Dining Room

11'4 x 12'4 (3.45m x 3.76m)

A bright reception room with triple patio doors to the front and a roof lantern, the dining room has ample space for a table and chairs. Electric heater, recessed ceiling spotlights and two wall lights. Four power points.

## Kitchen

11'6 x 11'8 (3.35m x 3.56m)

A modern fitted kitchen with an excellent range of grey gloss wall and floor units with granite effect worktop surfaces with a splash back. Stainless steel sink and drainer below the window to the front and there is a double window to the side. Integrated fridge and freezer, a four ring ceramic hob with a cooker hood above and a built-in double oven. The kitchen has a roof lantern making the kitchen bright and airy. Cupboard housing the hot water tank, plumbing for a dish washing machine and an automatic washing machine. Electric heater and ten power points. Doorway to the dining room.

## Bedroom 1

12;5 x 15'5 (3.66m;1.52m x 4.70m)

A large double bedroom with two built-in double wardrobes

offering excellent storage. A window either side of the property, two electric heaters, access to the loft and five power points.

## Bedroom 2

9'5 x 11'2 (2.87m x 3.40m)

Another good sized double bedroom with a double window to the side, a built-in double wardrobe and an electric heater. Three power points.

## Bathroom

5'7 x 12'4 (1.70m x 3.76m)

Fitted with a quality white five piece suite with attractive tiled walls, the bathroom comprises of a bath with a shower attachment, a bidet, a toilet, a walk-in shower cubicle and a wash hand basin with a vanity unit below and a mirror with a light and shelf above. Two velux windows and a heated towel rail.

## Gardens

Gravelled driveway offering ample parking for a number of vehicles and giving access to the garage and a carport. There is a paved sitting area next to the property with access from the dining room and lounge. Two large lawn areas with flowerbeds and shrubberies.

## Garage/Outhouse

14'5 x 31'5 (4.39m x 9.58m)

With a vehicle door to the front and a pedestrian door, this useful garage/workshop offers a multipurpose. Lighting and power connected.

## General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full electric heating.

Council tax band E.

All mains services are connected except for gas.

EPC: G (14)

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  
1244 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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