

# 3 Ellemford Cottages

Ellemford, Duns, TD11 3SG

An idyllic cottage in a stunning countryside location

For Sale • Guide Price £145,000

Edwin  
Thompson





## BRIEF RESUME

- Large Gardens
- Spacious Bright Rooms
- 3 Bedrooms
- River Views
- Active Local Community

## LOCATION

Ellemford is nestled in the picturesque Scottish Borders, with the charming local town of Duns (9 miles) offering a perfect blend of historical charm and modern convenience, and an ideal locality for your next home. Surrounded by rolling hills and lush countryside, here is a vibrant community atmosphere offering a rich cultural heritage, and its own annual 130-year old agricultural show. The Ellem Fishing Club is the oldest in the world, founded in 1829. In Duns, primary and high schools, sports facilities, beautiful parklands, a golf course, and its Summer Festival, ensure a lively calendar of events year-round. Excellent transport links from Duns provide easy access to Edinburgh and beyond, and the Border town of Berwick upon Tweed is just 17 miles. The local mainline railway station at Reston is 12 miles. Here you can find tranquillity, community spirit, and a touch of adventure.

## DESCRIPTION

Welcome to this delightful 3-bedroom mid-terrace cottage, a perfect blend of traditional charm and modern comfort. Situated in a peaceful, sought-after rural location, this beautifully presented home boasts a warm and inviting atmosphere. The spacious living room features a cozy wood burning stove. The well-appointed kitchen and pantry offer ample space for cooking. Upstairs, you will find two generously sized bedrooms, each filled with natural light and views over the Whiteadder River and woodland beyond. There is also a newly fitted modern bathroom. The cottage also benefits from a private rear garden, an ideal spot for relaxing or entertaining. The garden is terraced with mature trees and bushes and a patio area to the rear door.

With its charming period features, convenient location close to local amenities in nearby Duns, and move-in ready condition, this cottage is an excellent choice for first-time buyers, downsizers, or those looking for a serene retreat. Don't miss the opportunity to make this charming property your new home.

## ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance hall, bedroom 3, living room, rear hallway, pantry, kitchen.

First Floor: Landing, two bedrooms, bathroom.

Externally: Shared driveway to front. Garage. Patio area, terraced gardens laid to lawn with mature trees.

## AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
3 Ellemford Cottages	84	904

*E & o e please note that these measurements have been taken using a laser measure.*





### SERVICES

Mains electricity and water are understood to be connected. The main heating system is oil fired central heating and there is a septic tank.

### COUNCIL TAX

Council Tax Band B. This information has been taken from the Scottish Assessors website and should be confirmed by your legal advisor.

### EPC

EPC rating: F

### WHAT THREE WORDS

Mini.stickler.bend

### TENURE

Freehold

### CLOSING DATE

A closing date may be set for offers. Offers must be placed in writing via a Solicitor. The owner is not obliged to accept the highest or any offer.

### CONDITIONS OF SALE

1. Fixtures and Fittings: Items not specifically mentioned within the sale particulars are not included in the sale  
Carpets, curtains and light fittings currently in place are included in the sale.
2. Title: The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Offers should be submitted in Scottish Legal Form to Edwin Thompson LLP.





### VIEWING

By appointment with the sole agents.  
Please contact Amy Welsh for further details.  
Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP  
Tel. 01896 751300  
E-mail: [a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)

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### First Floor

Approx. 35.0 sq. metres (376.3 sq. feet)

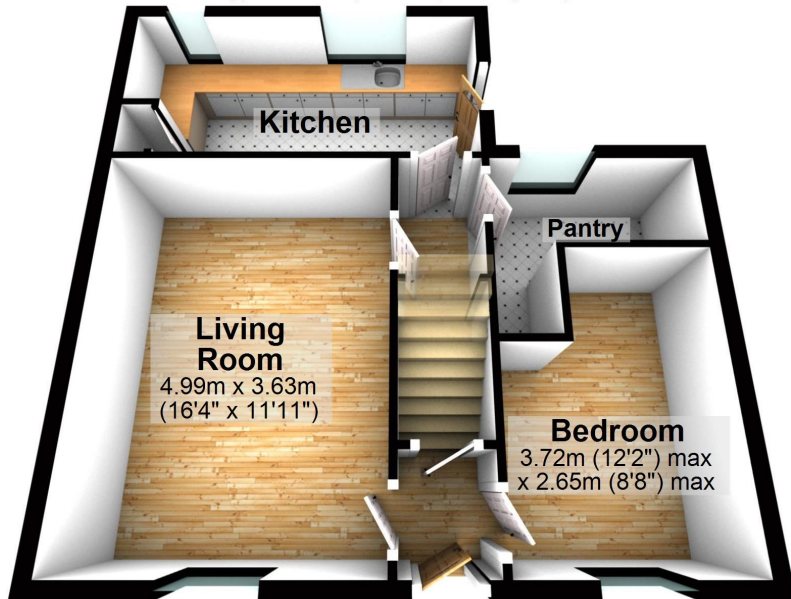


**Bedroom**  
3.01m x 3.02m  
(9'11" x 9'11")

**Bedroom**  
5.12m x 3.91m  
(16'10" x 12'10")

### Ground Floor

Approx. 49.0 sq. metres (527.5 sq. feet)



**Living Room**  
4.99m x 3.63m  
(16'4" x 11'11")

**Pantry**

**Bedroom**  
3.72m (12'2") max  
x 2.65m (8'8") max



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