



5 Law View

Offers Over £140,000

Preston, TD11 3TH



An Excellent Prospect As A Family Home In A Pretty Village Setting Close To Duns With Opportunities For Cosmetic Upgrading

Entrance Hall, Kitchen, Lounge With Dining Area, Three Bedrooms And Bathroom.



Located in a pretty village position just a few miles from Duns, 5 Law View presents an excellent opportunity for those seeking to create their own family home. The well proportioned accommodation includes a sunny lounge with dining area and patio doors to the garden, plus three bedrooms. Whilst the current owners have completed some upgrades, there are still exciting opportunities for a purchaser to modernise further and complete the decor to their own specification.

LOCATION

Preston is a delightful village situated in the beautiful Borders countryside two miles from Duns and within easy access of the A1 some six miles distant. The bustling town of Duns, the former county town of Berwickshire, provides good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library and various speciality shops. Edinburgh is 45 miles away and the main east coast railway line is 15 miles distant from Berwick upon Tweed Station and 7 miles from Reston Station.

HIGHLIGHTS

- Ideal family home
- Scope for modernisation
- Good internal proportions
- Village setting
- Within easy reach of Duns
- South facing garden.

ACCOMMODATION SUMMARY

Entrance Hall, Kitchen, Lounge with Dining Area, Three Bedrooms and Bathroom.

ACCOMMODATION

To the front and with a pleasant aspect over the cul de sac, the kitchen is currently fitted with a range of base units and offers an exciting opportunity for a purchase to refit in their own style. A useful serving hatch opens to the lounge at the rear. With a sunny south facing aspect and patio doors connecting directly to the garden, the lounge is a sizeable room with useful dining area and large feature fireplace housing a log burning stove. Useful storage is located off the entrance hall.

The upper floor hosts three bright and airy bedrooms, each with useful built in storage. The two bedrooms to the rear command a lovely elevated outlook over the farmland surrounding the village whilst the bathroom is well appointed with a four piece suite including a bath and separate walk in shower cubicle

EXTERNAL

The sunny south facing rear garden has been designed for ease of maintenance - mainly laid to patio whilst a neat lawned area with picket fence surround lies to the front

SERVICES

Mains water, electricity and drainage. Double glazing, Dual fuel heating incorporating some electric heating and some solid fuel radiators connected to the stove in the lounge

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £140,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.