

LEGAL  
HASTIN & S



3 Laidlaw Avenue

Swinton, TD11 3FH

Offers Over £420,000





3 Laidlaw Avenue is an executive detached bungalow occupying a super south facing plot within this highly regarded village development



Occupying a lovely south facing plot towards the entrance of this small and exclusive village development, 3 Laidlaw Avenue is an executive detached bungalow completed by the highly reputable developers Hudson Ladykirk. Built to the highest of standards with an excellent level of finish and quality fixtures throughout, this modern and easy to run home has further economic benefits including photovoltaic panels on the south facing roof elevation and central heating via an air source heat pump, both of which help to contribute to the impressive energy rating. The well-considered design and internal layout provides generous room proportions and a lovely indoor/outdoor connection. The current owners have thoughtfully and carefully landscaped the gardens to great effect to provide a particularly well stocked and established environment with the added benefit of a large timber cabin/studio which offers many possibilities including a fabulous entertaining space or as a dedicated home office.

### LOCATION

Swinton lies midway between the Berwickshire towns of Duns and Coldstream - a pretty and quintessential Border village with local amenities including a well regarded Primary School, Play Park, Garage, Hotel, Restaurant and Church, with the Berwickshire High Campus just a short drive. The area is surrounded by beautiful landscape - an ideal country location with opportunities for fishing on the Tweed, golf at Duns and The Hirsell at Coldstream and walking in the Cheviot and Lammermuir hills

### HIGHLIGHTS

- Executive Detached Bungalow • Excellent Build Quality • Well Considered Layout • Sunny South Facing Plot • Large Timber Cabin/Studio

### ACCOMMODATION SUMMARY

Entrance Vestibule, Reception Hall, Lounge, Family Dining Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms and Family Bathroom.

### ACCOMMODATION

The spacious, inviting entrance hall ensures a lovely warm welcome

with good storage extending off. To the front, with a peaceful aspect over the cul de sac, the lounge is a restful room of excellent proportions; tastefully decorated in neutral tones with a modern wall mounted electric fire creating a lovely focal point. The hub of this home is undoubtedly the fabulous family dining kitchen which boasts an array of windows overlooking the rear garden and with French doors giving a direct connection. Beautifully finished and fitted with an excellent range of timeless cream units with integrated appliances. Offering ample room for dining and informal lounging this is a super space for family gatherings or entertaining friends. The neighbouring utility room provides a great facility with space and plumbing for additional appliances, and with an external door to/from the garden.

An inner hall leads to the bedroom accommodation which enjoys good separation from the living spaces. The master overlooks the rear gardens and benefits from built in mirrored wardrobes and a smartly upgraded en-suite shower room complete with large walk in shower and 'wash loo'. Bedrooms two and three are both restful rooms to the front of the bungalow and served by the very well appointed, fully tiled family bathroom.

### EXTERNAL

With an open south facing aspect from the rear, the gardens catch the sun all day and enjoy far reaching views towards The Cheviots. Having been thoughtfully and cleverly landscaped to make excellent use of the space and to maximise the plot, The area immediately to the rear of the kitchen features a large decked terrace with decorative chips beyond and an attractive stone dyke surround. This area is perfectly placed for patio furniture and outdoor dining. Steps then extend down to a manicured lawn flanked by established planted beds that ensure plenty of colour and interest.

Quietly positioned to the bottom corner is the impressive timber cabin/studio; with French doors to the front on to a paved patio and serviced with electricity, this is a fabulous entertaining space but would be equally well suited for use as a dedicated and peaceful home office

### SERVICES

Mains Water, Electricity, Drainage, Air Source Heat Pump & Solar.

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Rating B

### 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £420,000 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](mailto: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.



