

Margaret House



## Margaret House

Offers Over £110,000

Chirnside , TD11 3XS



1 bed

1 public

1 bath



A Very Pretty Stone Built Cottage In The Heart Of The Village; Currently Operating As A Successful Holiday Let But Also Perfectly Suited A Main Residence Or Second Home.

Lounge Open Plan To Kitchen And Dining Area, Large Double Bedroom And Bathroom. Courtyard Garden



Set in the heart of the village, Margaret House is a pretty stone built cottage which currently runs as a very successful commercial holiday let; presenting a perfect opportunity for those seeking a similar and ready to take over venture. The level of accommodation also lends the cottage equally well to use as a main residence or lock up and leave second home. A number of internal upgrades and improvements have been implemented in recent years with the cottage now available in move in condition, with the added benefit of a particularly sunny, south facing courtyard at the rear.

## LOCATION

Local shopping, primary and nursery schooling is available at Chirside with the main shops and the east coast rail connection some 12 miles away at Berwick upon Tweed. The county town of Duns is five miles west with its recently built state of the art secondary school whilst Edinburgh is approx 50 miles and one hour by car via the A1. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed and provides ideal walking and horse country in the Cheviot and Lammermuir hills.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///workbook.monument.nuzzled](https://www.what3words.com////workbook.monument.nuzzled)

## HIGHLIGHTS

- Running as a highly successful holiday let
- Smart, upgraded interior
- Sunny courtyard garden
- Superb views from upper floor
- Open plan living space

## ACCOMMODATION SUMMARY

Lounge Open Plan to Kitchen and Dining Area, Large Double Bedroom and Bathroom

## ACCOMMODATION

The open plan arrangement of the ground floor accommodation works very well and creates a modern, sociable space. The cosy lounge lies to the front with deep sill window whilst the modern kitchen and dining area towards the rear boasts a floor to ceiling window overlooking the courtyard garden. A good range of kitchen units with integral appliances and a part glazed door to the courtyard.

The upper floor hosts the spacious double bedroom; with a south facing aspect to the rear this room commands the best of the views with open outlooks as far as the eye can see. Off the bedroom lies the well appointed bathroom with white suite and shower over the bath.

## EXTERNAL

A fully enclosed courtyard garden lies to the rear of the cottage; a great space for alfresco dining and ample room for pot plants, hanging baskets etc. The courtyard has internal access from the lounge/kitchen as well as external access via the shared vennel to the side.

## SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating.

## ADDITIONAL INFORMATION

The property is fully furnished at present with the furniture available by separate negotiation. Further information on holiday let turnover/ occupation rates can be available on request.

## COUNCIL TAX

Not currently banded for residential council tax purposes due to being run as a commercial holiday let

## ENERGY EFFICIENCY

Rating G

## 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 £110,000 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.