

HASTIN^{LEGAL}&S

Meadow Cottage



Meadow Cottage Offers Over £375,000

Preston, Duns, TD11 3TQ



3 bed

1 public

2 bath



A Stylish, Contemporary New Build In A Tranquil Village Setting Close To Duns And With Convenient Local Commuter Links Entrance Hall, Open Plan Kitchen/Dining/ Lounge, Shower Room, Utility Room, Three Double Bedrooms And Bathroom.



Recently completed to an exceptionally high standard, Meadow Cottage is a thoughtfully designed executive new build, offering all the advantages of modern, low-maintenance living in a peaceful yet well-connected village setting.

Located in the heart of Preston, a charming and established community, the property is just minutes from nearby Duns and benefits from excellent road and rail links—making it an ideal retreat for commuters seeking an escape from the city without compromising on convenience. From the outset, Meadow Cottage impresses with its contemporary architectural design, energy-efficient features, and carefully considered finishes.

This beautifully presented new-build home has been thoughtfully designed to ensure ease of living while capturing the timeless charm of a traditional cottage. With features such as air source underfloor heating for year-round comfort and classic architectural touches that evoke the warmth of a country retreat, it offers the best of both worlds: modern sustainability and comfort, wrapped in the character of a quintessential cottage.

The home's bright, open-plan interior is a standout feature, showcasing modern design at its finest. Large expanses of glazing flood the space with natural light, especially in the stunning kitchen/dining/living area, which boasts a vaulted ceiling, sleek kitchen cabinetry, and double doors that open directly onto a raised decked terrace—perfect for entertaining or relaxing in the sun. The ground floor also includes a stylish third double bedroom, a contemporary shower room, and a practical utility space, all laid out to maximise functionality and flow.

Upstairs, a light-filled landing leads to two generous double bedrooms, both offering picturesque views over neighbouring countryside and the village. A luxurious family bathroom sits central to both rooms, completing the upper floor.

Outside, the low-maintenance gardens wrap around the property, with the main area to the side featuring the elevated decked terrace—a natural extension of the living space and an ideal spot for morning coffee or summer evenings. The newly seeded lawn offers an ideal space for children or pets to play and provides a blank canvas for future landscaping. A private driveway to the front allows for ample off-street parking.

In every detail, Meadow Cottage offers the perfect blend of modern style, practical living, and countryside charm—a turn-key home designed for today's lifestyles

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

- Brand New Build
- Excellent Quality
- Characterful Charm
- Vaulted Ceilings
- Open Plan Living
- Seamless Indoor/Outdoor Flow
- Raised Decked Terrace
- Private Gardens
- Pretty Village Setting
- Close to Duns
- Good Local Commuter Links

ACCOMMODATION SUMMARY

Entrance Hall, Open Plan Kitchen/Dining/Lounge, Shower Room, Utility Room, Three Double Bedrooms and Bathroom.

SERVICES

Mains Water, electricity and drainage. Double Glazing. Air Source Heating. Electric car charging point.

COUNCIL TAX

The property is yet to be classified for council tax purposes

ENERGY EFFICIENCY

Rating C

VIEWINGS

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

TENURE

Freehold

MARKETING POLICY

Offers over £375,000 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.