



Briar Cottage, Paxton, TD15 1TG



Offers Over £175,000

- Charming Stone Cottage
- Breakfasting Kitchen
- Stove / Solid Fuel Heating
- Quiet Village Location
- Spacious Living / Dining Room
- 2 Bedrooms & Bathroom
- Double Glazed Windows
- Ideal Holiday Cottage

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

The cottage is in the picturesque village of Paxton. Paxton has a village hall, village green, a playpark, and a pub, The Cross Inn which enjoys a stellar reputation for its food, service, entertainment, and warm welcome. Paxton House, just 1 mile away, houses part of Scotland's National Gallery and a remarkable collection of Chippendale furniture, open to the public, with beautiful grounds for walks along the River Tweed. The property is approximately 3 miles from the Northumberland border, making it just 6 miles from the A1 bypassing Berwick upon Tweed, a town rich in amenities, shops, restaurants, and recreational opportunities. Berwick's excellent transport links include a train station on the East Coast Mainline, connecting London, Edinburgh, and Newcastle. Duns, approximately 10 miles away, offers a variety of shops and recreational options.

DESCRIPTION:

A charming stone cottage with further renovation potential, nestled in The Square in the picturesque Scottish Borders village of Paxton. A semi-detached stone cottage conversion which was split off from the main house in the 1980's. A conversion boasting 2 bedrooms, bathroom, a spacious kitchen, and a cozy living/dining room with a stove which also serves the solid fuel heating. Embrace the Scottish Borders lifestyle with this charming cottage as a perfect home or holiday cottage.

EXTERNALLY:

The property has a small strip of patio garden to the front. There is parking in The Square in front of the cottage.

SERVICES:

Mains Drainage, Water & Electricity. Solid Fuel Heating.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



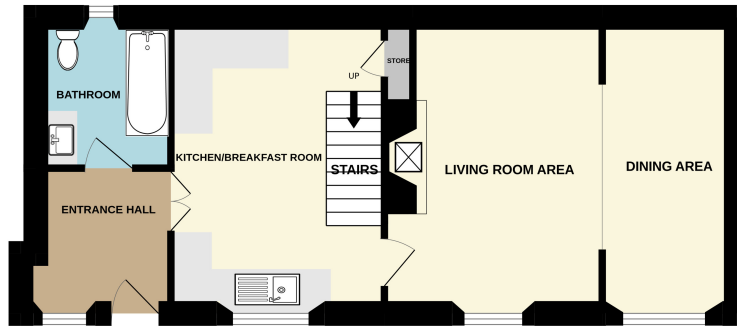
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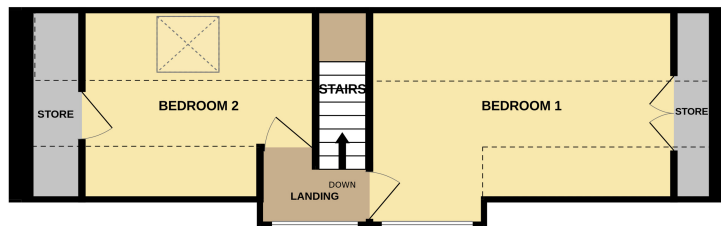
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- ENTRANCE HALL (2.24M X 2.11M)
- BREAKFASTING KITCHEN (4.76M X 3.44M) including stairs
- LIVING ROOM AREA (4.79M X 3.52M)
- LANDING (L-SHAPED)
- BEDROOM 2 (3.75M X 3.30M) at widest
- BATHROOM (2.46M X 2.18M) at widest
- LIVING / DINING ROOM
- DINING ROOM AREA (4.79M X 2.17M)
- BEDROOM 1 (4.90M X 3.90M)

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