



The Old Smiddy, Swinton, TD11 3JE



Offers Over £135,000

- Exciting Renovation Project
- Spacious Accommodation
- Living Room & Conservatory
- Garden, Outbuildings & Parking
- Semi-detached Cottage
- 3 Bedrooms & Bathroom
- Shower Room & Attic Store Room
- Village Location

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viewing this property?

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## The Old Smiddy, Swinton, TD11 3JE

### LOCATION:

Nestled on the edge of the Scottish Borders, Swinton is a charming rural village near Duns, offering a peaceful lifestyle surrounded by rolling countryside. With its traditional stone cottages, welcoming community, scenic walks and the village green overlooked by The Wheatsheaf Hotel, Swinton is perfect for those seeking tranquility without being too far from local amenities. Nearby Duns provides schools, shops, and leisure facilities, while excellent road links offer easy access to Berwick upon Tweed and Edinburgh. Ideal for families, retirees, or anyone looking to embrace village life with the beauty of Berwickshire on their doorstep.

### DESCRIPTION:

This three-bedroom, semi-detached cottage offers a rare opportunity for renovation in a picturesque setting. Full of character and charm, the property may appear modest from the outside but reveals a surprisingly spacious interior that's just waiting to be brought back to life. The ground floor features a generous hallway leading into a cosy living room, which opens into a conservatory and there is also a breakfasting kitchen, alongside a ground-floor double bedroom, a separate shower room and bathroom. Upstairs, the dormer-style roof adds further space, with a double bedroom, single bedroom and an attic room offering flexible living options. A standout feature is the large solid fuel stove, which provides heat throughout the property, adding warmth and a rustic touch. With some renovation, this hidden gem can be restored to its former glory, ideal for those looking to add value and create a bespoke home in a peaceful setting.

### EXTERNALLY:

The property enjoys garden grounds to the front and side, which, while now in need of some clearing, clearly show signs of having been thoughtfully stocked and well-maintained over the years. The vehicle access to the other side of the property serves both The Old Smiddy and the neighbouring home, providing convenient entry. Beyond this access, additional garden ground offers private parking along with a range of small outbuildings. Although in need of some attention, with some care and creativity the garden could become a standout feature.

### SERVICES:

Mains Electricity, Water & Drainage. Multi-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



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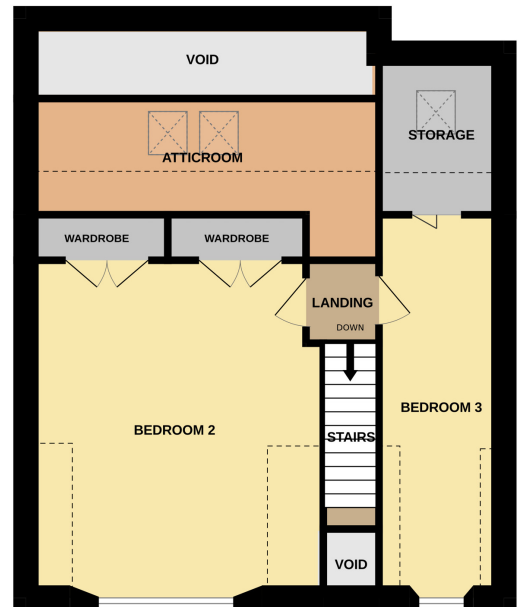
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## FLOOR PLAN:

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:

- COVERED PORCH (2.18M X 1.87M)
- SHOWER ROOM (1.98M X 1.54M)
- CONSERVATORY (3.07M X 2.80M) at widest
- BREAKFASTING KITCHEN (4.21M X 3.48M)
- LANDING (1.34M X 1.26M)
- BEDROOM 3 (3.99M X 1.50M)
- HALLWAY (6.05M X 1.87M) including stairs
- LIVING ROOM (5.10M X 3.68M)
- BATHROOM (2.58M X 1.95M)
- BEDROOM 1 (4.08M X 3.36M)
- BEDROOM 2 (4.67M X 4.50M) at widest
- ATTIC STORE ROOM (5.56M X 1.81M)

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