

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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# 1 The Anvil, Preston

TD11 3TJ

**Guide Price £330,000**



Located within the peaceful and sought-after village of Preston, just a short drive from Duns, this is a fantastic family home offering a surprising level of accommodation which is extremely flexible and versatile. The property is presented in very good order throughout, boasting an abundance of attractive and additional features including a large dining hall, bright lounge, modern kitchen, conservatory, utility room, two contemporary bathrooms, four double bedrooms, two stoves, amazing open views, detached garage, generous garden, large drive to the rear and another drive to the front. This property truly is one that requires a viewing to fully appreciate and early viewing is advised.



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Dining Hall  
Lounge  
Kitchen  
Conservatory  
Utility Room  
Four Double Bedrooms  
Two Bathrooms

Oil Fired Central Heating  
Double Glazing

Garden Front & Rear  
Large Detached Garage  
Drive to Front & Rear  
Outdoor Kitchen with Pizza Oven



### Location

Preston is a small, picturesque village located in the Scottish Borders county of Berwickshire, around three miles from the town of Duns. This charming village is characterised by its rural setting and tranquil atmosphere, making it an idyllic spot for those seeking a quiet and scenic retreat. Duns is centred around an attractive market square and enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by a state of the art secondary school and newly refurbished primary school while the Volunteer Hall provides an excellent venue for many community activities. Local attractions include the newly extended and refurbished Jim Clark Motorsport Museum, housing over 100 trophies and memorabilia from the life of the world famous racing driver. Pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well provided for with a fine 18 hole golf course, swimming pool and tennis courts. There is an east coast mainline train station at the village of Reston (10 miles). More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed (16 miles) and Kelso (17 miles).

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

### EPC

D

### Council Tax Band

E

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01573 400399**

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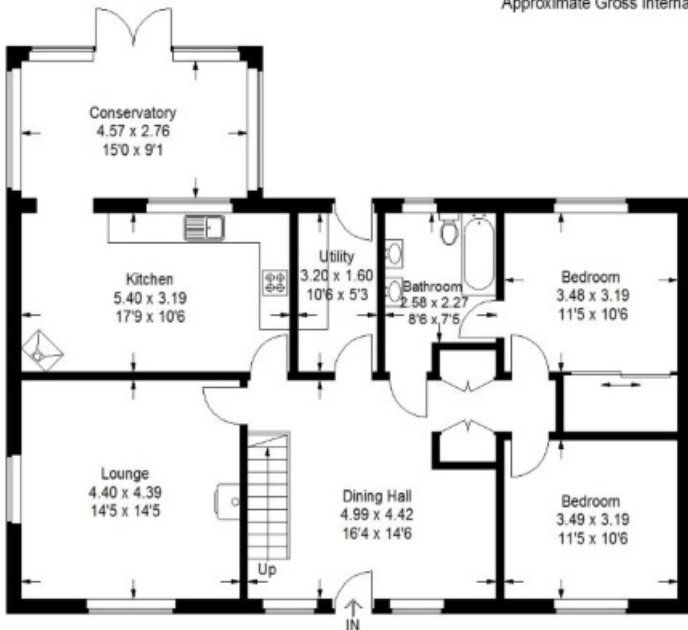
Opening Hours:  
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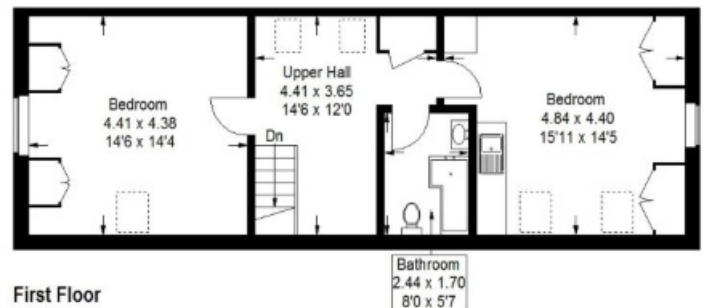


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Approximate Gross Internal Area = 175.0 sq m / 1884 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1106478)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.