

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## The Schoolhouse

Gifford Road, Longformacus,  
Duns, TD11 3NZ

**OIRO £270,000**



The Schoolhouse presents a unique opportunity to own a private family residence on the edge of the picturesque rural village of Longformacus, set amidst the scenic Lammermuir Hills. This charming three-bedroom detached property provides generously sized living space, featuring a large, mature front garden and ample off-street parking, including a timber garage at the rear. It is in good condition overall but would benefit from some internal modernisation. The well-proportioned accommodation comprises a living room, kitchen, dining room and WC on the ground floor, with three bedrooms and a family bathroom on the upper level. The outdoor space also includes a brick-built shed at the bottom of the garden and traditional coal stores to the rear of the house. Viewing is highly recommended to fully appreciate all that this unique property has to offer.





# The Schoolhouse

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Duns, TD11 3NZ

**OIRO £270,000**

Vestibule  
Hall  
Sitting Room  
Kitchen  
Dining Room  
Downstairs WC  
Three Bedrooms  
Family Bathroom

Electric Storage Heaters  
Solid Fuel Heating System  
Double Glazing

Enclosed Garden  
Single Detached Garage  
Outbuildings





### Location

Longformacus lies in the heart of The Lammermuir Hills, seven miles north of Duns, approximately 37 miles from Edinburgh and just 17 miles to Haddington. The newly reopened Reston train station which serves the east coast mainline is just 15 miles away. The village is highly sought after with a well-established and close-knit community. The surrounding countryside has the most wonderful views across the Lammermuir Hills. Nearby Duns is a thriving County Town and includes an 18 hole golf course, swimming pool, shops and both Primary and Secondary schooling. Longformacus is ideally located for those interested in country pursuits with hill walking, horse riding, shooting and fishing on the doorstep. For the fans of being on or in the water the local Whiteadder Reservoir has a Watersports centre which offers sailing, kayaking, paddle boarding and open water swimming and would be a great place to stay active. Edinburgh is within comfortable commuting distance allowing for accessible country living.

### Fixtures & Fittings

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

### Services

Mains drainage, water and electricity. Electric storage heaters, solid fuel heating system with steel radiators, double glazing.

### EPC

G

### Council Tax Band

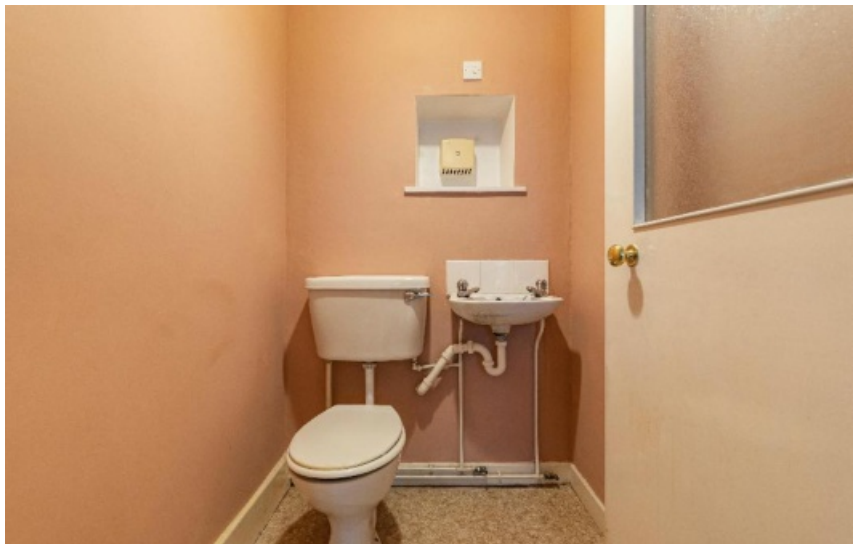
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### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement





## Interested in this property? Call 01573 400399

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
Fax: 01573 400388  
Email: kelso@cullenkilshaw.com

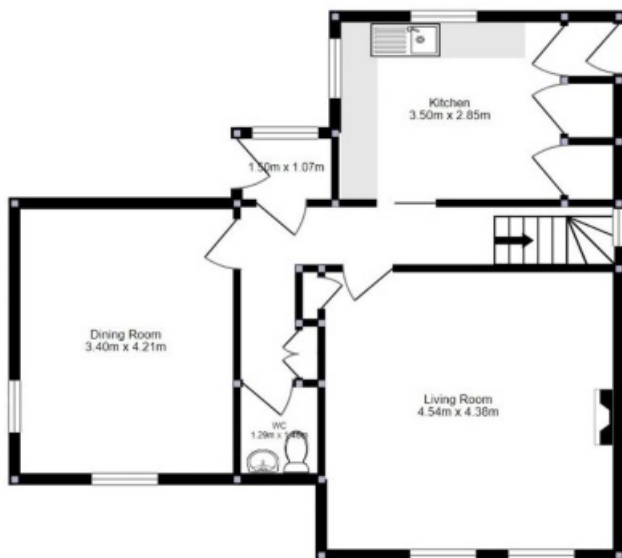
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

### Also At:

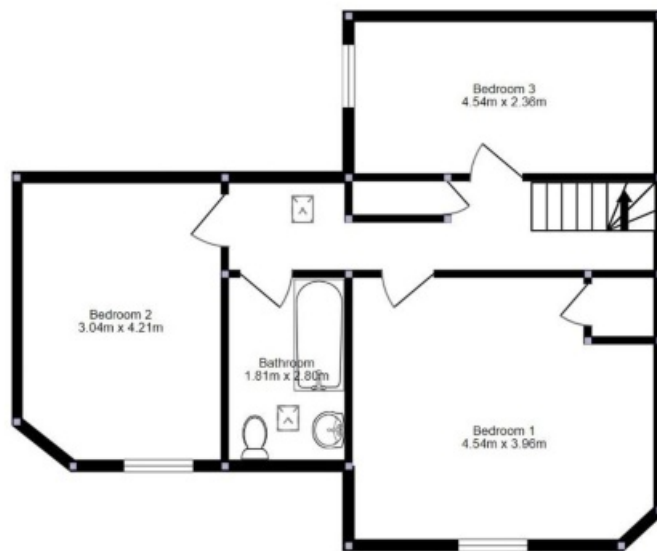
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Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



Ground Floor



First 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.

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.