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## 3 Broomdykes Cottages, Duns, TD11 3LZ

Guide Price £190,000



Nestled in a peaceful and picturesque setting, this delightful mid-terraced cottage enjoys uninterrupted views over the surrounding countryside. Ideally located just a short distance from the charming village of Allanton, the property offers a tranquil rural lifestyle with the popular Allanton Inn nearby. The accommodation is arranged over two floors and comprises an entrance porch, a welcoming lounge and a well-appointed kitchen on the ground floor. Upstairs, a landing leads to two comfortable bedrooms and a study, along with a family bathroom, providing flexible living space ideal for home working, guests or hobbies. Externally, the property boasts attractive garden grounds to the front, perfectly suited for keen gardeners, with a summerhouse, greenhouse and shed included. There is also private parking for two vehicles and the added benefit of access to a garage. Viewing is highly recommended to fully appreciate the peaceful location and the charm of this lovely home.



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Ground Floor: Entrance Vestibule Lounge Kitchen

Second Floor: Landing Two Double Bedrooms Study/Bedroom Bathroom

Electric Heating Double Glazing

Front Garden Off-Street Parking Garage





#### Location

Allanton is a charming and peaceful village nestled in the picturesque Berwickshire countryside in the Scottish Borders. Surrounded by rolling farmland and scenic landscapes, it offers a relaxed rural lifestyle while still being conveniently located for access to nearby towns such as Duns and Berwickupon-Tweed. The village is home to a strong sense of community and boasts a popular country inn, a village hall, and beautiful walks along the River Whiteadder. With its tranquil setting, friendly atmosphere, and easy access to both coast and countryside, Allanton is an ideal location for those seeking a slower pace of life in a truly idyllic environment.

#### **Fixtures & Fittings**

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

#### **Services**

Mains Water and Electricity.
Private Drainage - Shared Septic Tank
Double Glazing & Electric Heating.
LPG Supply to Power Kitchen Hob.

#### **EPC**

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#### **Viewings**

Strictly by appointment with the Selling Agent.

#### **Council Tax Band**

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#### **Entry**

By mutual agreement.













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## Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

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

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#### 3 Broomdykes Cottages, Duns, TD11 3LZ

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft



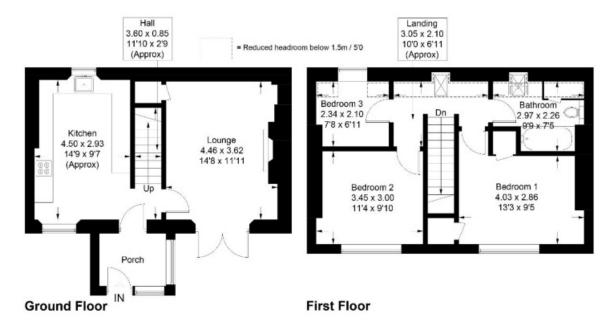


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232807)

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