

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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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 Berwick-upon-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

E

Viewings

Strictly by appointment with the Selling Agent.

Council Tax Band

B

Entry

By mutual agreement.



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

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

Also At:
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Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
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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)

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.