



3 Castle Mains Farm Cottage

Duns, TD11 3TP



3 Castle Mains Farm Cottage Is A Spacious, Modern Three-bedroom Home Set In A Tranquil Rural Location, Yet Conveniently Close To Local Shops, Schools, And Amenities.



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3 CASTLE MAINS FARM COTTAGE

Nestled in the serene countryside of Castle Mains Farm, this charming stone-built cottage offers a tranquil retreat while remaining conveniently close to the recreational facilities and local amenities of Duns Town Centre.

LOCATION

Duns boasts excellent educational and recreational facilities, including primary and secondary schools, a swimming pool, tennis courts, an 18-hole golf course, a library, and a variety of specialty shops. The town also offers scenic walks and a nature reserve within the grounds of Duns Castle and is home to the classical Edwardian mansion at Manderston. Edinburgh is 45 miles away, and the main East Coast rail line at Berwick-upon-Tweed is just 15 miles distant.

ACCOMMODATION

Entrance Vestibule, Lounge, Downstairs WC, Kitchen / Diner, 2 Double Bedrooms, Single Bedroom / Home Office and Family Bathroom

ACCOMMODATION SUMMARY

Entering through the entrance vestibule, you are greeted by a spacious, open-plan lounge adorned with real hardwood flooring. This exceptionally large room features dual-aspect double glazed windows, flooding the space with natural light and offering stunning, uninterrupted views of both the adjoining fields and the back garden. The modern wood burning stove serves as a striking focal point, complemented by an abundance of power sockets that allow for versatile room configuration. Additionally, a generously sized under-stair storage cupboard provides ample space for everyday household items. Positioned to back of the property, the large, contemporary kitchen diner impresses with its extensive range of wall and base units and ample counter space. The well equipped kitchen includes an integrated oven, hob, under counter fridge, and extractor hood, as well as additional space for additional appliances. The family sized kitchen is also large enough to comfortably accommodate a dining area, perfect for informal dining and family gatherings. A door to the right of the kitchen offers direct access to the fully enclosed back garden, creating a seamless indoor-outdoor living experience. Conveniently located on the ground floor is a cloakroom featuring a WC and wash hand basin. Ascending the carpeted staircase,

you arrive to a bright and open landing providing access to all the bedrooms. The master bedroom is bathed in natural light through dual-aspect windows and boasts his-and-hers built-in wardrobes. The second double bedroom, positioned at the back of the property, offers serene views of the garden and adjoining land. The third bedroom is versatile, suitable as either a bedroom or a modern home office space. The modern family bathroom, serving the upstairs bedrooms, is well-appointed with a WC, hand wash basin, and a shower over the bath.

EXTERNAL

In addition to offering picturesque views from every room, the cottage comes with a fully private and enclosed rear garden, perfect for outdoor dining and extended recreational activities. There is also a shared parking area behind the property, available for use by the neighbouring homes in the row.

ENERGY PERFORMANCE CERTIFICATE

Rating D

COUNCIL TAX

Band B

LANDLORD REGISTRATION NUMBER

88171/355/07290

SERVICES

Mains Electricity, Biomass Heating, Private Drainage and Water Supply. Shared septic tank for drainage at an additional cost of £40 per annum. Heating and hot water are provided by a Biomass boiler connected to a district heating system and is provided as part of the terms of the lease along with a collective broadband service charge, also included within the rent.

ADDITIONAL INFORMATION

Rent £760 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does