



Edenside, South Street,
Duns, TD11 3QS

£695 Per Month



APPLICATIONS FOR THIS PROPERTY ARE CURRENTLY ON HOLD

Situated in the heart of the village of Gavinton, Edenside is a charming Grade C listed cottage, offering a peaceful rural retreat. Despite its tranquil setting, the property is conveniently located close to local shops, schools, and amenities, providing the perfect blend of countryside serenity and everyday convenience.

Entrance Vestibule, Lounge, Kitchen, Bathroom, 2 Double Bedrooms

1546093/355/18022 & 1546095/355/18022

EPC - D

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Edenside is a charming stone-built cottage, nestled just off the village green on the southern edge of the popular village of Gavinton. The property boasts beautiful garden grounds with uninterrupted views of the surrounding fields, offering a serene countryside atmosphere. While enjoying a peaceful setting in the heart of the village, the cottage is still within easy reach of local amenities, shops, and cafés, conveniently accessible with a short trip to Duns Town Centre.

LOCATION

Gavinton is a friendly and charming conservation village centred around an attractive village green and its adjacent village hall, which provides an excellent hub for many village activities. Well placed to enjoy all the benefits increasingly associated with the Scottish Borders, it lies in a lovely rural area approximately two miles from the nearby town of Duns, which provides excellent shopping, recreational, medical and educational facilities for its size, the latter having been greatly enhanced by its state of the art secondary school and newly refurbished primary school. Gavinton is also within easy commuting distance of the larger Border towns, being approximately 15 miles from Berwick-upon-Tweed, with its mainline railway station, 17 miles from Kelso and 45 miles from Edinburgh.

ACCOMMODATION SUMMARY

Entrance Vestibule, Lounge, Kitchen, Bathroom, 2 Double Bedrooms

ACCOMMODATION

Through the vestibule, you step into a bright and cosy lounge, filled with natural light from a south-facing window that offers picturesque views of the garden and adjoining fields. This spacious room features double glazing, a newly installed multi-fuel stove, and multiple low-level sockets, allowing for flexible room configurations.

The traditional-style kitchen, located to the left of the property, boasts a generous range of wall and base units, an integrated oven with a gas hob, a dishwasher, a washing machine, and an under-counter fridge freezer. Large dual-aspect windows provide views of both the front and back of the property, flooding the space with light. There's also ample room for a family dining table, perfect for relaxed gatherings and entertaining guests.

Upstairs, the carpeted staircase leads to a bright and open landing, giving access to two spacious double bedrooms. The larger bedroom benefits from built-in storage and a Velux window with direct views of the fields beyond the garden. The second double bedroom features dual-aspect windows that face both the front and rear of the property, showcasing charming traditional cottage details. A traditionally styled bathroom services the upstairs, complete with a shower over the bath, a washbasin, and a WC.

EXTERNAL

For gardening enthusiasts, Edenside presents a delightful opportunity with

its fully enclosed, south-facing garden spread over two levels. The garden features well-maintained flower beds and shrubbery, creating a serene space to enjoy nature. The peaceful garden also offers stunning views of the distant Cheviot Hills. In addition to the lovely garden space, there is an outdoor shed for storing everyday garden tools, as well as a designated paved area perfect for placing a bistro table, ideal for relaxed alfresco dining and entertaining.

COUNCIL TAX

Band B

ENERGY PERFORMANCE CERTIFICATE

Rating D

LANDLORD REGISTRATION NUMBERS

1546093/355/18022 & 1546095/355/18022

SERVICES

Mains Gas, Water, Drainage & Electricity

ADDITIONAL INFORMATION

Rent £695 per calendar month, plus council tax & utilities. £1000 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 not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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