

Thistle Cottage



Thistle Cottage, Allanton, Duns, TD11 3LA
£650 Per Month



2 bed



1 public



1 bath



Offered unfurnished, Thistle Cottage is a spacious and contemporary two bedroom cottage nestled in the heart of a picturesque village offering an idyllic escape surrounded by breath taking southerly views.

Open plan lounge/dining/kitchen, Shower Room, Two Double Bedrooms, Enclosed Rear Garden

526704/355/11072

EPC Rating - D

LARN2504002



Nestled in the picturesque village of Allanton, Thistle Cottage is a beautifully presented two-bedroom home. This charming property features its own south-facing garden that enjoys stunning views offering easy access to nearby towns, combining the peace and charm of village living with modern comfort and practicality.

LOCATION

Allanton is ideally situated, just 10 miles from the stunning Berwickshire coast and Berwick-upon-Tweed, with both Edinburgh and Newcastle approximately an hour away via the recently upgraded A1 and the main East Coast rail line at Berwick. The surrounding countryside is perfect for outdoor enthusiasts, offering excellent opportunities for walking and riding in the Cheviot and Lammermuir Hills, as well as trout fishing on the nearby Blackadder and Whiteadder rivers, and salmon fishing on the River Tweed.

The village of Allanton itself boasts a popular inn and restaurant, along with a village hall for community events. For families, primary schooling and local shopping are conveniently located in Chirnside, just a mile away, while secondary schooling is available at Berwickshire High School, with Eyemouth High School only a short 20-minute drive.

ACCOMMODATION SUMMARY

Open plan lounge/dining/kitchen, Shower Room, Two Double Bedrooms, Enclosed Rear Garden

ACCOMMODATION

This charming home features a popular open-plan layout, with the main living area benefiting from dual-aspect windows to the front and rear, a cozy window seat, and a beautiful exposed stone wall with a recessed fireplace.

Extending from the lounge is a dining area and a stylish kitchen, fitted with a modern range of wall and base units, tiled splashbacks, and space for slot-in appliances. A front-facing window provides pleasant views over the village.

The shower room is fully tiled and fitted with a contemporary three-piece white suite, including a large shower cubicle.

A carpeted staircase from the dining area leads to a small upper landing with two well-proportioned bedrooms. The main bedroom is a spacious double overlooking the south-facing rear garden, while the second bedroom, also a double, enjoys views across the village.

EXTERNAL

The rear door opens onto a paved shared courtyard, with steps leading up to Thistle Cottage's private south-facing garden. This peaceful outdoor space is mainly laid to lawn and fully enclosed with fencing, offering a safe and private area to relax or entertain.

COUNCIL TAX

Band B

ENERGY PERFORMANCE CERTIFICATE

Rating D

LANDLORD REGISTRATION NUMBER

422067/355/11311

SERVICES

Mains electricity, water and drainage.

ADDITIONAL INFORMATION

The rent for this property is £650 per calendar month, in addition to 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 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.

Pets considered subject to a higher deposit.

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

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