



4 Castle Mains Farm Cottage
Duns, TD11 3TP

£750 Per Month



3 bed



1 public



2 bath



Set in a rural location within Castle Mains Farm, this stone built cottage provides a quiet and peaceful setting, whilst still being close enough to Duns Town for all recreational needs and local amenities.

Lounge, Downstairs WC, Kitchen / Diner, 2 Double Bedrooms, 1 Single Bedroom / Home Office and Family Bathroom

Landlord Registration Number - 88171/355/07290

EPC Rating - D

LARN1903091



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LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant.

ACCOMMODATION SUMMARY

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

ACCOMMODATION

Entering through the entrance vestibule you are welcomed into a spacious open plan lounge with dual aspect windows flooding the room with tons of natural light with views to the adjoining fields from the front of the room. The lounge is a particularly large room with double glazing featuring a newly installed wood burning stove with a good size understairs storage cupboard. The kitchen, to the back of the property is of a modern design with a good range of modern high gloss wall and base units and ample workspace along with an integrated oven, hob and extractor hood as well as space for other appliances. There is also ample space for a seating area to the back of the room for relaxed informal dining. A door to the left of the room also provides access to the back garden. Servicing the ground floor off the main lounge and kitchen is a cloakroom comprising of a WC and wash hand basin.

Leading up the carpeted wooden staircase, the cottage extends to an open and bright landing leading to two large double bright spacious bedrooms with their own built in storage, as well as a smaller single bedroom which could double up as a modern home office, all having their own unique outlooks to the adjoining land. The good sized modern family bathroom benefits from a WC, handwash basin and a shower over the bath.

EXTERNAL

As well as being able to enjoy the views from all rooms within in the property, the cottage also benefits from its own enclosed rear garden space for outside dining and extended recreational use. There is also space round the back of the property for parking which is also shared by the neighbouring properties in the row.

EPC

Band 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 £750 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 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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