



5 Edrom Newton Steading, Duns - TD11 3PU

Offers Over £425,000

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SALES | LETTINGS | RURAL



5 Edrom Newton Steading

Duns

This attractive home offers open views from the North side of the property and a suntrap courtyard garden to the south. This exceptional home would suit a wide range of owners.

- Beautiful converted steading
- Great condition throughout
- Spacious light filled accommodation
- Ample parking
- Open views
- Character features

Accommodation Comprises

Ground Floor - Entrance Hallway, Cloakroom/WC, Dining Kitchen, Link Gallery, Living Room, Master Bedroom and En Suite.

First Floor - Landing, Bedroom 2, Bedroom 3 and Family Bathroom.

Outside - Ample Parking, Lawned Gardens and Courtyard.



Area Insights

Edrom Newton is a delightful home nestled within a courtyard steading conversion, ideally located just a short distance from the vibrant town of Duns in the scenic Scottish Borders. This charming property offers a perfect blend of spacious, light-filled interiors and generous outdoor space, creating a harmonious living environment.

Upon entering 5 Edrom Newton, you are greeted by a welcoming open-plan dining kitchen, boasting a vaulted ceiling adorned with a range of windows and French doors, including a striking large arched window with a built-in bench seat making the most of the exceptional open views. The kitchen is elegantly designed, featuring sleek cabinetry, integrated appliances, and a stylish induction hob set on the peninsula, making it a perfect space for both cooking and entertaining. Flowing seamlessly from the kitchen is a vaulted hallway with Velux windows, leading to rooms on the ground floor and up the modern staircase to the first floor.

The ground floor also offers a spacious sitting room, highlighted by a beautiful stone fireplace with a multi-fuel stove, creating a cosy retreat for perfect relaxation. In addition, a dual-aspect bedroom enjoys a light-filled atmosphere and includes a luxurious en-suite with underfloor heating. A separate utility room and a convenient WC add practicality and complete the ground floor.

The first floor also features two generously sized bedrooms, one of which benefits from dual-aspect views and a south-facing Juliet balcony that overlooks the picturesque steading courtyard. The family bathroom is equally impressive, offering both a bath and a shower for ultimate comfort and convenience.

Outside, 5 Edrom Newton Steading boasts a charming south-facing gravelled courtyard garden, complete with a shed and plenty of space for outdoor seating, perfect for enjoying the peaceful surroundings. To the rear of the property, there is a large lawn, a patio area, and ample parking for multiple vehicles.

With its blend of character, modern design, and excellent outdoor space, 5 Edrom Newton Steading offers a truly balanced and inviting home in an idyllic location.







General Remarks

Services

Shared septic tank between the 8 properties in the steading.

Mains water and electricity

Shared LPG Gas System.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

5 Edrom Newton is Grade B listed, and sits within a conservation area.

Tenure

Freehold

Council Tax

Band F

Energy Efficiency Rating

Band D (Rating 65)

Distances

Chirnside 2.7 miles, Duns 3.5 miles, Reston Train Station 8 miles, Berwick upon Tweed 12.2 miles, Coldstream 13 miles, Edinburgh 55 miles. (all distances are approximate).







Area Insights

5 Edrom Newton Steading is situated between Chirnside and historic Edwardian Manderston House estate, known for its events, open gardens, and use as a film location.

Wedderburn Castle and Barns, just a 5-minute drive away, offers weddings, events, and activities like clay pigeon shooting, archery, falconry, and mini-Highland Games. The nearby town of Chirnside, 3 miles away, has a Co-op, pub, post office, and pharmacy.

In addition, the market town of Duns offers a range of local amenities, including a medical centre, a variety of shops, cafes, restaurants, and pubs. It also boasts the Jim Clark Motorsport Museum, dedicated to the legendary Formula 1 driver, and a strong sense of community with regular local events.

Berwick-upon-Tweed, 12 miles from Edrom Newton Steading offers a wide range of amenities including supermarkets, historical attractions, the Maltings Theatre, and a leisure centre. The area has excellent schooling options with primary schools in Duns and Chirnside, secondary schools in Berwickshire and Eyemouth, and private education available at Belhaven Hill School and Longridge Towers. Prestigious schools in Edinburgh and universities across Scotland are also accessible.

For leisure, Coldingham Sands beach and St. Abb's Head National Nature Reserve offer coastal walks and wildlife watching. Sporting enthusiasts can enjoy golf courses, cricket, football, rugby, and fishing on the Tweed and Whiteadder rivers. The countryside provides plenty of trails for walking, cycling, and horse riding.



Useful Links

The Riverside Café - <https://riversidebakehouse.co.uk>

Duns Medical Practice -
<https://www.dunsmedicalgroup.co.uk>

Duns Primary School -
https://www.scotborders.gov.uk/directory_record/20104/duns_pri

Duns High School -
https://www.scotborders.gov.uk/directory_record/20104/duns_pri

Duns Swimming Pool -
<https://www.dunsswimmingpool.co.uk>

Duns Castle - <https://dunscastle.co.uk>

Berwick Maltings - <https://www.maltingsberwick.co.uk>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Coldingham Sands -
<https://www.visitscotland.com/info/towns-villages/coldingham-bay-p315511>

Duns Golf Club - <https://www.dunsgolfclub.com>

Eyemouth Golf Club - <https://www.eyemouthgolfclub.co.uk>

Scottish Borders Council - <https://www.scotborders.gov.uk>

Jim Clark Motor Museum - <https://jimclarktrust.com/jim-clark-motorsport-museum>

Whiteadder Reservoir - <https://whiteadderwatersports.co.uk>

St Abbs Scuba Diving - <https://divestabbs.com>



Compliance

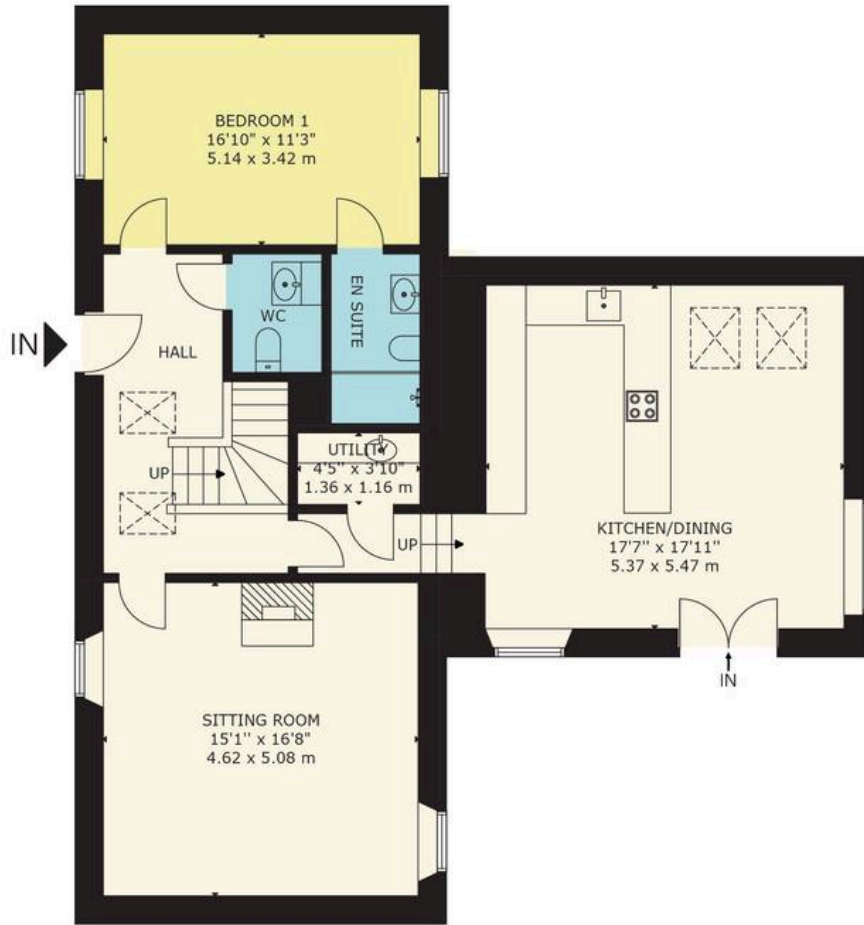
All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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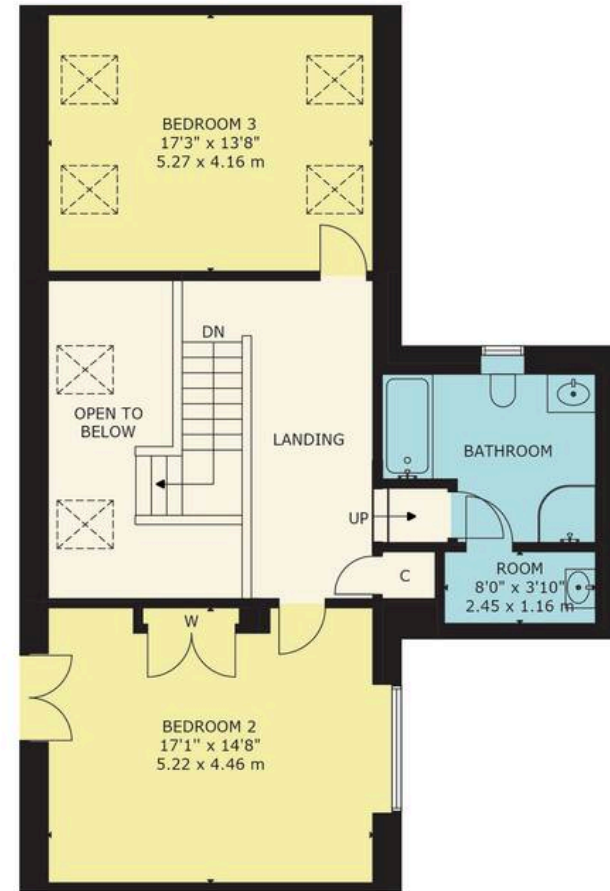
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GROUND FLOOR



FIRST FLOOR



5 EDROM, NEWTON STEADING, TD11 3PU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,019 SQ FT / 187 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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