



4 Woodend Farm Cottages
Duns, TD11 3QW

£825 Per Month



Number 4 Woodend Farm Cottage is a deceptively spacious four bedroom, mid-terrace property located in a rural location close to Duns.

Hallway, Lounge, Dining Kitchen, Utility Room, Cloakroom, Ground Floor Bedroom / Home Office, Landing, Three First Floor Bedrooms and Family Bathroom. Garden ground to front and back, together with parking for several cars.

Landlord Registration No. 181860/355/15480
EPC E

LARN2504002



4 Woodend Farm Cottage is a newly refurbished family home, with a quiet countryside location. The well-proportioned accommodation has parking for several cars and spacious gardens to the front and rear.

LOCATION

Duns is a charming market town known for its picturesque surroundings and rich history. It offers a peaceful rural lifestyle with easy access to surrounding countryside and coastal attractions

- **Amenities:** The town boasts a variety of shops, cafes, restaurants, and everyday services, including a doctors surgery and pharmacy. It also has a thriving community with regular events and activities.
- **Schooling:** Duns is home to both a primary and secondary school as well as a selection of nursery's and early childcare settings
- **Population:** a population of approximately 2,500, Duns has a close-knit community atmosphere, perfect for families or those seeking a quieter lifestyle.
- **Transport Connections:** The town lies approximately forty miles south east of Edinburgh, with easy access to the A1 allowing easy travel both north and south. Local train connections on the main East Coast rail-line are available at Reston (7 miles) and Berwick-upon-Tweed (12 miles away) Local public transport services allow regular connections to neighbouring towns and villages

ACCOMMODATION

The front door opens to a bright hallway which provides access to the ground floor accommodation, with newly carpeted stairs rising up to the first floor. The lounge is a bright room with windows to both the front and back, while a wood burning stove with timber mantle above makes for a warm and inviting space. The newly refurbished kitchen has an 'L' shape configuration, with electric hob and oven, together with ample cupboards and countertop space. There is a window above the sink looking out to the back garden together with a further window to the front. A doorway leads through to a back hallway which provides access to the utility room and the cloakroom, with doorway to the back garden. The ground floor bedroom with window to the back garden could be utilised as a home office. The first floor landing is bright and spacious, with two cupboards providing storage space. The main bedroom has a window looking out to the back garden and the farmland beyond, and has two large built-in wardrobes with ample shelving. The second double bedroom has a coomed ceiling with Velux window to the front. Bedroom three is a single and has a built-in wardrobe and

window looking out to the rear. The newly refurbished bathroom has a 'P' shaped bath with shower above and rounded shower screen, together with a vanity basin unit and WC below a Velux window to the rear.

EXTERNAL

The farm road provides parking for several vehicles to the front of the house, while the gravel lane next to the house allows for temporary parking next to the front door to unload shopping, etc. The front garden is laid mainly to grass, while the back garden is fully enclosed.

COUNCIL TAX

Band C

ENERGY PERFORMANCE RATING

Bank E

LANDLORD REGISTRATION NUMBER

181860/355/15480

SERVICES

Mains electricity and private water supply. Shared septic tank for drainage. 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 at £100 per calendar month. A collective broadband service is also available at a cost of £40 per month. Both these figures are included in the monthly rental of £825

ADDITIONAL INFORMATION

Rent £825 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 is preferred. No smoking is permitted on the premises. Heating and hot water and broadband are included in the rent as detailed above.

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.

Please note completing an application form does not guarantee a viewing.

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

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