



Scott House Main Street, Whitsome - TD11 3NB

Offers Over £270,000

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Scott House Main Street

Whitsome, Duns

Scott House is a charming period home situated in the popular village of Whitsome with ample character features and a mature landscaped garden.

- Charming Period Property
- Mature Landscaped Garden
- Versatile Converted Outbuilding Currently Used as a Cinema Room
- Countryside Views

Accommodation Comprises

Ground Floor – Entrance Vestibule, Kitchen, Dining Room, Sitting Room, Garden Room.

First Floor – Two Generous Double Bedrooms, Box Room, Family Bathroom.

Garden & Grounds – Covered Passage, Lawn, Stone Outbuilding, Multiple Seating Areas, Pergolas, Mature Shrubs & Trees, Gravelled Paths.

Property Description

Scott House is a charming home set within a mature, landscaped garden, with period features and complemented by a stone outbuilding at the bottom of the garden, currently used as a cinema room.

Accessed from the main street in Whitsome, this charming property has views of the Lammermuir Hills and opens through double gates doors into a covered passageway featuring a stone fireplace.

From here, you step into the private garden and approach the main entrance. A welcoming porch leads into the kitchen, which is fitted with shaker-style cabinetry and a Belfast sink, with french doors opening to the dining room.

The dining area showcases exposed beams and a wood-burning stove set within a stone surround, leading into the sitting room. This inviting space also features beams, a large fireplace with a wood-burning stove, and dual-aspect windows that fill the room with natural light.

Beyond the sitting room, an attractive orangery offers bright, panoramic views over the garden.

Upstairs, a spacious landing with bright corridors leads to two generous double bedrooms, a box room, and a family bathroom with a shower bath.

Externally, Scott House benefits from a beautifully landscaped garden, it boasts mature shrubs and trees, flower beds, and a gravelled seating areas beneath pergolas. The stone outbuilding at the rear of the garden, currently a cinema room, could easily be adapted as a home office or studio. The property backs onto open fields with uninterrupted views of the Cheviots.

This delightful house perfectly combines period charm with versatile modern living, set in a popular village location.





General Remarks

What3Words

<https://w3w.co/forwarded.repeated.harsh>

Tenure

Freehold

Council Tax

Band C

Energy Efficiency Rating

Rated E (48)

Local Authority

Scottish Borders Council

Services

Mains electricity, water, drainage, oil central heating. Fibre broadband services available.

Fixtures and Fittings

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

Listing and Conservation

Scott House is not listed nor does it sit within a conservation area.

Distances

Allanton 1 mile, Chirside 3 miles, Duns 6 miles, Norham 4 miles, Coldstream 8.5 miles, Reston Train Station 10 miles, Berwick upon Tweed Train Station 10 miles, Edinburgh 55 miles. (all distances are approximate).







Area Insights

Scott House is situated in the highly desirable Borders village of Whitsome, a charming and welcoming community with a popular local shop and post office. The village has a strong sense of community, with a vibrant and active community hall (Whitsome Ark) hosting many events, sports and activities. Local amenities include the nearby towns and villages of Allanton, Chirnside, Swinton, Paxton and Duns with shops, cafes, restaurants, garden centres and the Jim Clark Motor Museum. Country houses, woodland walks and parks are all within a few minutes drive.

Whitsome itself benefits from excellent schooling options. Both Swinton and Whitsome provide highly regarded primary schools, while the prestigious Berwickshire High School in Duns is only a 10–15 minute drive away. For those seeking independent education, Belhaven Hill School in Dunbar and Longridge Towers School near Berwick are both highly respected. Over the border, the historic market town of Berwick-upon-Tweed, approximately 10 miles from Whitsome, offers extensive amenities including major supermarket chains, boutique local shops, historic sites within the medieval walls, a variety of restaurants and cafés, and the Maltings Cinema. For leisure and lifestyle, Whitsome is perfectly positioned.

Close to the A1 with easy access to the Northumberland Coast, Holy Island and Bamburgh or going north to Edinburgh, Fife and St Andrews. Country pursuits are abundant, with opportunities for walking, cycling, and local sporting activities. Golf enthusiasts are well catered for, with courses at Eyemouth, Dunbar, Goswick, and Magdalene Fields in Berwick all within easy reach. Whitsome also offers excellent transport links.

The nearby Berwick-upon-Tweed train station provides convenient access to Edinburgh, Newcastle, and London, making it an ideal location for those who value both rural charm and accessibility.

With its strong sense of community, beautiful surroundings, and convenient location, Whitsome remains one of the most sought-after villages in the region.





Useful Links

Whitsome Village Hall – www.whitsome.scot

Swinton Primary School -

https://www.scotborders.gov.uk/directory_record/20152/swinton

Reston Station -

<https://scotlandsrailway.com/projects/reston-station>

Duns High School -

<https://www.berwickshirehighschool.co.uk>

Longridge Towers School - <https://lts.org.uk>

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

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

Coldstream Butcher -

<https://www.gjsandersonbutchers.co.uk>

Coldstream Medical Centre -

<https://www.coldstreamhc.co.uk>

Coldstream Dental Practice-

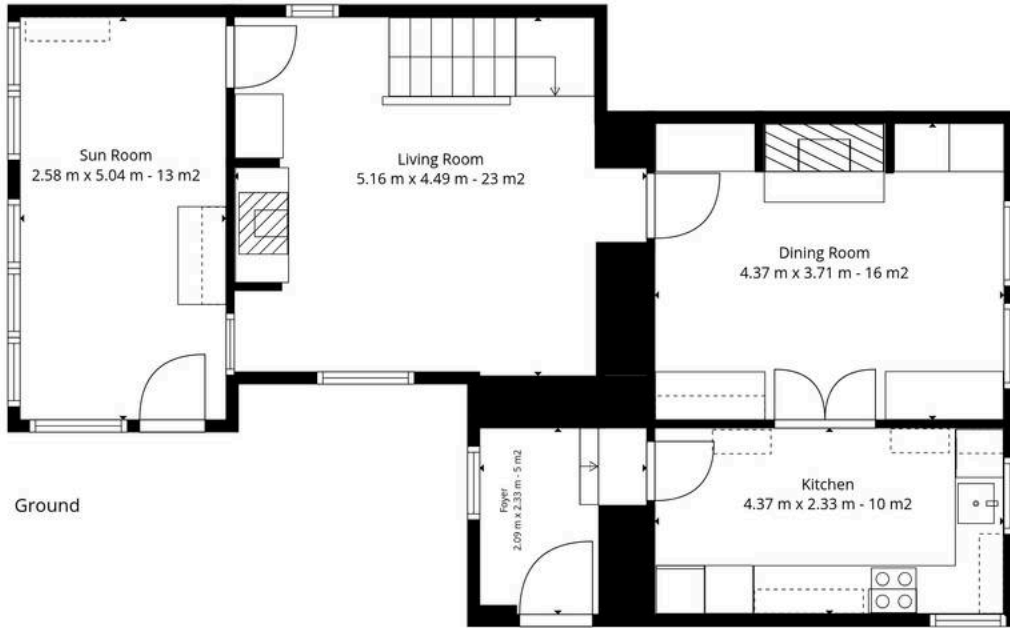
<https://www.nhsinform.scot/scotlands-service-directory/dental-services/2831%20bor1116>

Paxton House - <https://paxtonhouse.co.uk/>

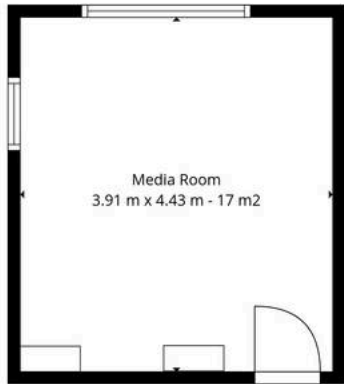
The Hirsell -

<https://thehirsellcraftscentre.com.wordpress.com/>

Longridge Towers - <https://lts.org.uk>



Ground



Outbuilding



1st Floor

Total: 135 m²
 Outbuilding: 17 M², Ground: 69 M², 1st Floor: 49 m²
 Excluded Areas: Low Ceiling: 8 M², Walls: 16 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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