



5 Bogend Farm Cottages is a really charming mid terraced 'C' Listed 2 bed ex farm cottage, which has been improved upon to great effect by the current owner and is move in ready. The cottage forms part of a range of farmworkers' cottages which is set out in an unusual Z formation, with much of the original detailing remaining intact. The accommodation is comfortably sized throughout, with the kitchen large enough for a little breakfast table, the sitting room now featuring a multi fuel burning stove, both bedrooms surprisingly spacious doubles and the bright bathroom, which is situated at ground floor, very nicely appointed. Of particular note are the garden areas, which lie to both the front and the rear of the cottage. The front is an excellent size whilst the rear area takes in private parking for two cars. The beautiful pastoral views and fabulous rural setting make this an ideal getaway, whether as a permanent home or for occasional use.

The rural yet readily accessible location will appeal to those seeking a quieter lifestyle, whilst the formation of the cottages creates a sense of a little community. Facilities are on hand in Duns, which is around 5 miles away and offers a good range of amenities including a modern secondary school, primary school, community hospital, shops, sporting and recreational facilities.

The accommodation comprises: two double bedrooms (one of which has a superb range of purpose built wardrobes), a sitting room with multi fuel stove and wonderful front facing aspects, a well appointed kitchen and a downstairs bathroom. There is LPG heating and the windows are double glazed.

Externally, there is a gravelled two car parking area at the rear, set across from the back door into the kitchen, making it the most commonly used entrance into the cottage. To the side of the parking spaces there is a grassy section large enough to house a table and chairs and to the left of the door into the kitchen there is a handy store room. Lying adjacent to the front of the cottage is the main part of the garden, which is laid predominantly to grass with well stocked borders and really is an excellent size, enjoying a very good level of sunshine. There is space for seating immediately by the front door, giving a lovely little spot to sit and enjoy a coffee or watch the sun go down.

**Edinburgh 43 miles Duns 5 miles Greenlaw 5.5 miles Kelso 12.5 miles Berwick-Upon Tweed 16 miles
(All distances are approximate)**

LOCATION:

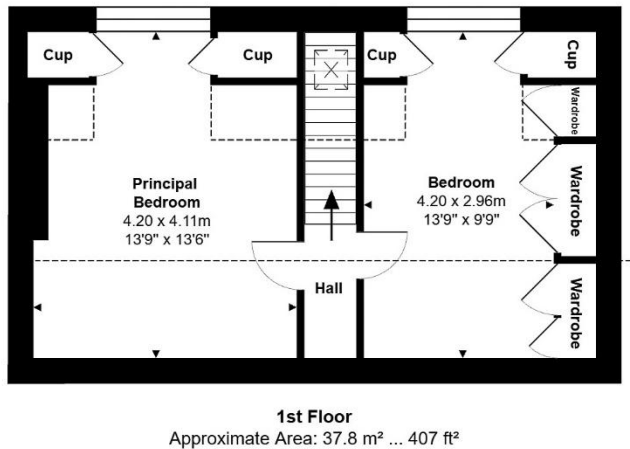
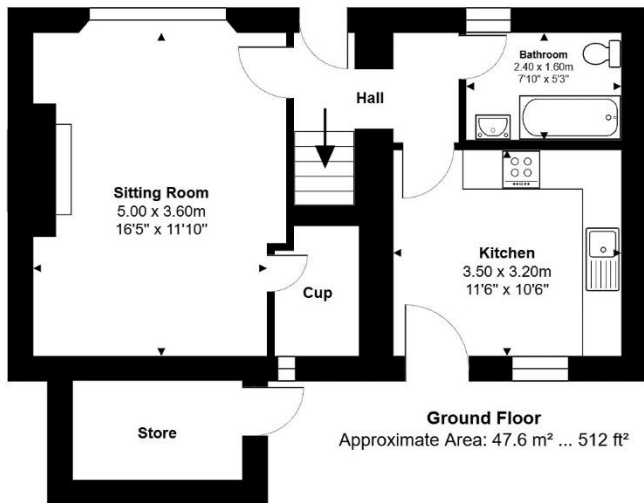
Duns is the County Town of Berwickshire and has a population of around 2500. The town has a good range of amenities including a modern secondary school, primary school, GP practice, shops plus sporting and recreational facilities. The surrounding countryside is noted for its scenic beauty and wildlife along with its many stately homes such as Manderston House and Paxton House. The rugged east coast is within easy reach, as is Berwick upon Tweed with its main line railway station. Both Kelso and Berwick upon Tweed provide a wider range of services including large supermarkets and a broad variety of shops. The A1 is also nearby, giving excellent access north into Scotland and south to the north of England and beyond.





5 Bogend Farm Cottages Bogend Cottages Duns TD11 3RA

Approximate Gross Internal Floor Area: 80.2 m² ... 863 ft² (excluding store)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions:

From the A697 between Coldstream and Greenlaw take the turning onto the B6460 signposted to Paxton. Continue on this road for approximately 4.6 miles. The cottages are on the left, before the farm which sits on the right just past the junction. Take the turn behind the cottages for the parking area allocated to Number 5. It is recommended What3words should be used rather than sat nav as use of the post code will **not** take you to the correct location. Download the What3words app and enter **///months.jigging.harvest**

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale

Services:

Mains water. Private drains. Electricity. LPG heating, with combi boiler located in the kitchen. Multi fuel stove. Double glazing.

Outgoings:

Scottish Borders Council Tax Band Category: A

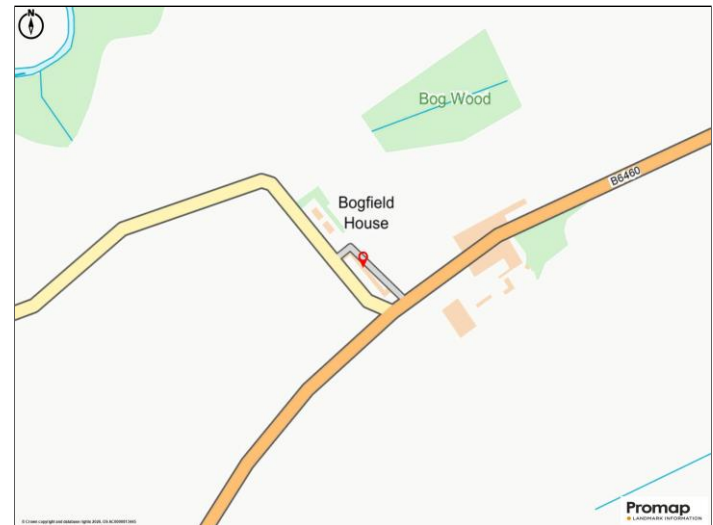
EPC Rating:

Current EPC: E46

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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