

LEGAL
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15 Duns Road

Swinton, TD11 3JB

Offers Over £370,000





An immaculate detached period home offering a wealth of original charm, thoughtfully enhanced by a range of high-quality contemporary upgrades to create a truly unique home. The grounds of the property include a generous sized garden, complete with a detached stone bothy brimming with endless potential



15 Duns Road is a particularly attractive detached stone property, dating back over 200 years and formerly a village draper's shop, which offers much more than first impressions would suggest.

Packed with traditional features and character befitting its long history, this home offers all the period charm you would expect from a stone built property from exposed ceiling beams to feature fireplaces and a true sense of warmth and comfort. These original elements of the property have been seamlessly combined with some truly impressive modern upgrades to create a unique home perfect for modern family life. This is no more evident than in the high specification kitchen extension; a real highlight, this light filled, lofty space truly is the hub of this home. Designed with modern family life in mind with high quality fixtures and fittings, fully fitted appliances, more than enough space for dining and every day gatherings with a large picture window incorporating a window seat overlooking the patio area and the rear gardens beyond. Completing the ground floor accommodation is the third bedroom which lies within the original section of the house; a sizeable double with a feature fireplace, this space could easily provide an additional sitting room if preferred.

The two principal bedrooms extend off the first floor landing; generous rooms with outlooks over the village, both supported by the well planned contemporary shower room which further benefits from a dedicated dressing/vanity area.

The interior presentation and styling within this property is meticulous, having been lovingly and carefully maintained by the current owner; with the home remaining in the same family for over 75 years. For buyers seeking a period home in turn key condition with all the contemporary upgrades you need for easy living, this property offers it all.

Occupying a sizeable and highly private plot which includes a multi car drive to the side with gated access to additional parking and a cleverly zoned rear garden which includes a sheltered sun trap seating area with easy access off the kitchen. From the patio area an archway leads you on a stepping stone path to a well placed sitooterie, and steps

down onto a neat lawn. The garden is adorned with lamps, uplighters under the trees and lights in all the archways making it a usable space even once darkness falls, and has various points of electric including in the gazebo. In addition there are 2 fully fenced and gated paved areas with timber sheds, providing useful spaces for kennels and runs or for concealed storage.

Another useful space built in blockwork at the rear of the patio, served with electricity currently provides an ideal home gym area but with obvious potential as a home office, crafting space or studio

Within the rear garden grounds lies a stone built bothy which provides lots of exciting potential; currently used as storage but with scope to develop and convert (subject to consents) – an excellent prospect for those seeking a multi generational granny annex, letting apartment to generate an income stream or a means of extending the current home.

LOCATION

Swinton is a pretty Berwickshire village located midway between Coldstream and Duns, centred around a traditional village green.

- Amenities: The village benefits from a popular village pub and restaurant, an active village community hub within the former Parish Church as well as a primary school. A wider range of day to day amenities are available in Duns (6 miles) and Coldstream (6 miles)
- Schooling: Swinton has its own primary school and early learning facility. Secondary schooling is at the Berwickshire High School, Duns
- Population: Approximately 220
- Transport connections: Swinton is well connected by road to neighbouring towns and villages. Edinburgh lies around 45 miles north west via the A1 and the local East Coast rail connection can be found at Berwick Upon Tweed (11 miles) What3words ///aimed.vines.fenced

HIGHLIGHTS

- Impressive contemporary kitchen extension
- A wealth of period charm and character
- Immaculate presentation
- Multi fuel stove

- Detached bothy offering development potential
- Beautifully landscaped gardens
- Driveway with multi car parking

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Dining Kitchen, Bedroom Three/Sitting Room, Two Further Double Bedrooms and Shower Room. Outhouses Include a Stone Bothy, Home Gym/Office and Timber Sheds

SERVICES

Mains water, electricity and drainage. LPG Central heating . Double glazing.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Band F

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £370,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.



