



SIMPSON & MARWICK

5 BLACKERSTONE FARM COTTAGES, DUNS, SCOTTISH BORDERS, TD11 3RY

EPC F



Set in a wonderfully peaceful rural setting, this charming two-bedroom, end-terraced stone cottage offers characterful accommodation, rolling countryside views and an exceptional garden surrounded by nature.

The pretty front door opens into an entrance hall leading to a cosy sitting room full of charm and character.

An ornate, intricately carved wooden fireplace surround frames the open fire, creating an impressive focal point.

There is also space for a small dining area. The kitchen lies to the rear, featuring Shaker-style cabinetry.



The ground floor also accommodates a double bedroom to the front, complete with built-in wardrobes and a feature fireplace. A lovely rear hall enjoys views towards the garden and provides access

outside. Upstairs, the landing incorporates a useful storage bench and fitted shelving. The principal bedroom is a wonderfully restful space, with built-in storage and beautiful open views across the

surrounding countryside. A bathroom with shower over the bath and useful storage cupboards completes the accommodation.





Outside, the generous side and rear garden is a real highlight, offering privacy and far-reaching countryside views.

Predominantly laid to lawn, it also features a patio, pond and steps leading to an additional garden area with a summer house.

A smaller lawned garden sits to the front, while parking is available directly opposite the cottage. Wonderful walks begin just beyond the garden, with abundant birdlife and nature adding to the peaceful setting.

There's also an ideal opportunity to extend the cottage, subject to the necessary consents. Offering a rare blend of traditional character, outdoor space and rural tranquillity, this delightful cottage is an appealing countryside retreat.

LOCATION

Duns offers a range of amenities, including primary and secondary schools, a swimming pool, tennis courts, an 18-hole golf course, library and independent shops.

Walks and a nature reserve can be enjoyed around Duns Castle, while the historic Edwardian mansion at Manderston is nearby. The beautiful Berwickshire coastline is also within easy reach, including Coldingham Bay and St Abbs Nature Reserve.



Fixtures and Fittings

All fitted floor coverings, selected blinds/curtains and light fittings, integrated fridge/freezer, cooker hood, and freestanding cooker and washing machine

Viewing Details

By appointment contact Simpson & Marwick.



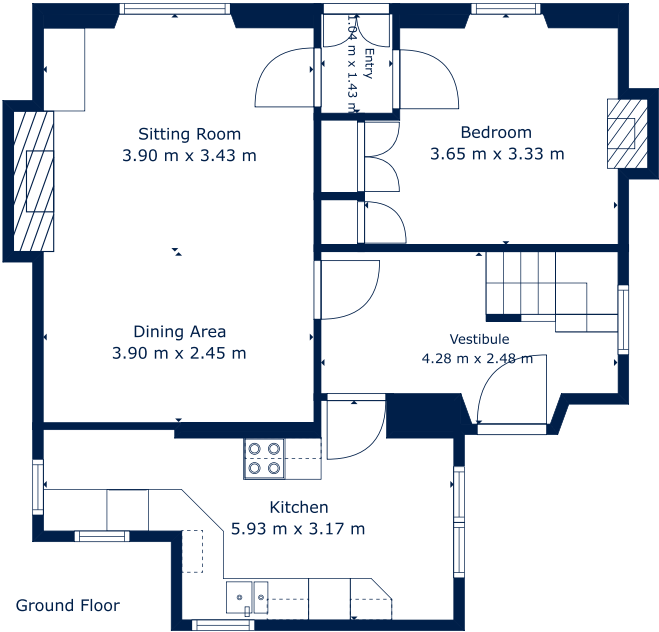
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Duns, Scottish Borders, TD11 3RY

Approx. Gross Internal Area:
1001.04 Sq Ft (93 Sq M)



1st Floor



Ground Floor

For Identification purposes only.
Not to scale.

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01620 892000

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