BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



# THE OLD EXCHANGE, TWEEDSMUIR

SCOTTISH BORDERS ML12 6QN

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# WELCOME TO

## THE OLD EXCHANGE, TWEEDSMUIR

Set within the peaceful surroundings of Tweedsmuir in the Scottish Borders, The Old Exchange is a distinctive detached property comprising a three-bedroom main house and a self-contained, single-storey annex, offering an exceptional degree of flexibility for multi-generational living, which is currently a successful holiday let.

## THE HIGHLIGHTS

- Detached house with a single-storey annex in Tweedsmuir
- Entrance hall with storage
- Triple-aspect living room with French door and fireplace
- Open-plan kitchen/dining room
- Three bedrooms, two with storage
- Office/study
- Two family bathrooms
- Self-contained annex with two bedrooms, reception room and two bathrooms
- Annex accessed separately across the courtyard
- Annex currently a successful holiday let.
- Private gardens
- Large workshop and private driveway parking










## TAKE A LOOK AROUND

The spacious main house offers a large sunny living room with a fireplace, a modern kitchen/dining room, three bedrooms, a flexible office and two family bathrooms. The living spaces provide a welcoming setting for everyday life and entertaining, while the bedrooms offer comfortable accommodation for family members. The generous layout also allows for home working or the creation of quieter spaces to suit individual needs.

## HEAD ON UP

Accessed by crossing the courtyard, the annex offers an additional level of independence and versatility. With its own reception room, two bedrooms, and two bathrooms, it is ideally suited to accommodating relatives, older family members, visiting guests, or those looking to explore Airbnb or holiday rental.

## THE DETAILS

The property is sold as seen, with no warranties or guarantees provided in relation to any moveables, fixtures, fittings or appliances included in the sale.















CLICK HERE TO TAKE A VIRTUAL TOUR







DISTINCTIVE PROPERTY IN TWEEDSMUIR COMPRISING A 3-BED MAIN HOUSE AND A 2-BED ANNEX









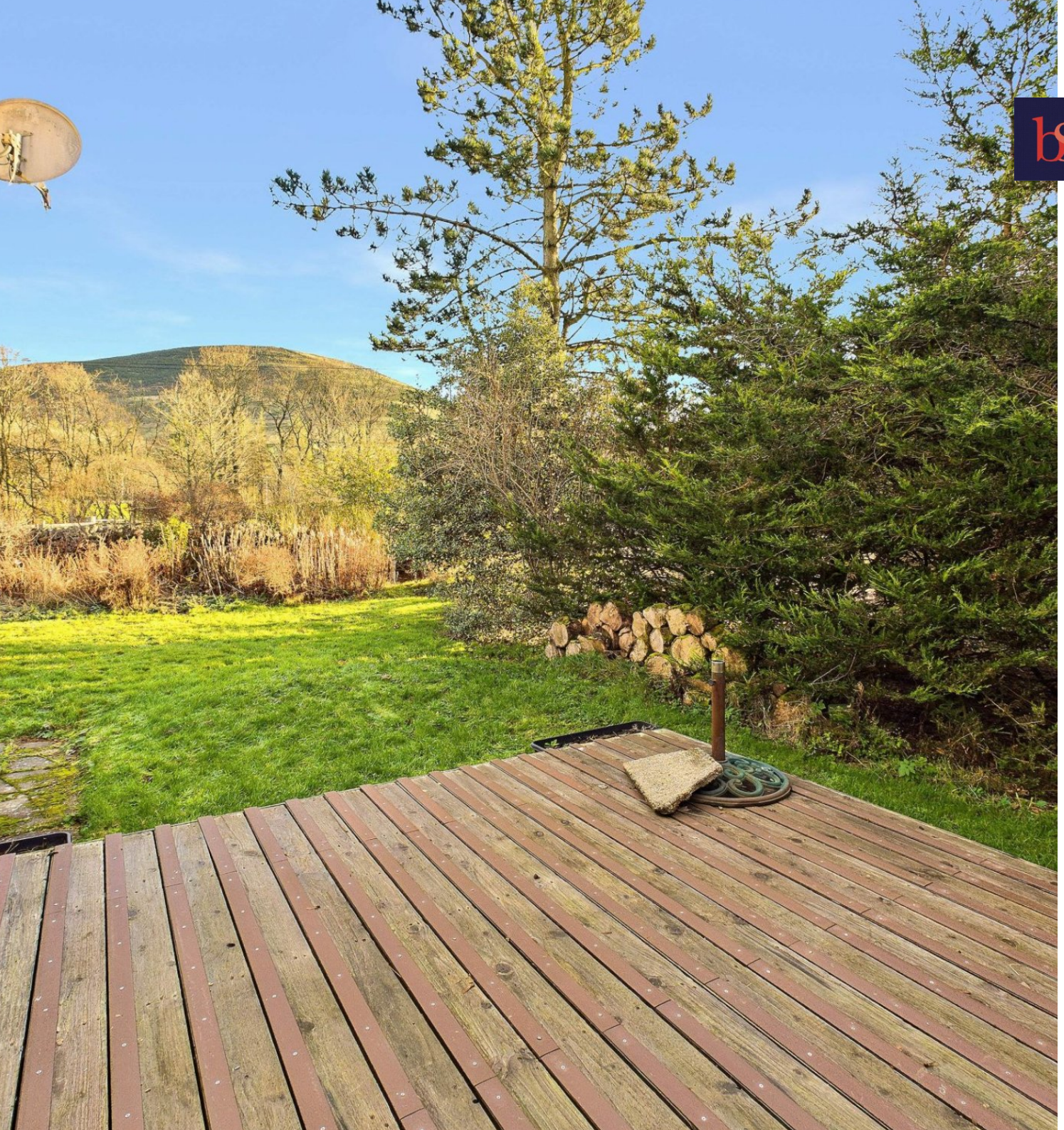






## TOUR THE GROUNDS

Outside, private gardens and parking enjoy peaceful surroundings, with a courtyard linking the two dwellings. The Old Exchange offers flexible living for families, guests, multi-generational households or rental potential in a tranquil countryside setting.



# LET'S EXPLORE

## TWEEDSMUIR

Tweedsmuir is a small Borders village with a wonderfully unspoilt feel, set amid the open hills and wide skies of the Upper Tweed valley. There is a strong sense of peace and openness here, with the scenery forming a constant backdrop to daily life. It offers a quieter pace of life and a strong sense of landscape, with country roads, riverside stretches and surrounding hill ground shaping everyday life. For walkers, cyclists and anyone who simply enjoys being close to nature, it is an enviable base in one of southern Scotland's most scenic rural settings.

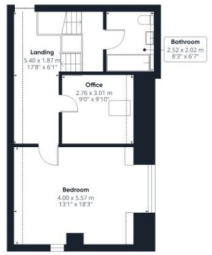
Although Tweedsmuir itself is peacefully rural, everyday needs are served by the surrounding area, with nearby towns and villages providing shops, cafés, professional services and other essentials. It is a setting where day-to-day practicality still sits comfortably beside village tranquillity. The vibrant community offers a surprising range of clubs, societies and social opportunities, and the Wee Crook cafe, a popular meeting point with good coffee and food, is within walking distance. A wider choice of supermarkets, leisure facilities and independent retailers can be found further afield in the Borders and South Lanarkshire. Schooling is available within the wider catchment, while the countryside supports an active lifestyle with opportunities for walking, cycling, riding, wildlife watching and exploring through the seasons.

Despite its village setting, Tweedsmuir remains accessible by road. The A701 provides a useful route north and south, linking the village with larger centres for commuting, shopping and onward travel, while the wider network of Border roads connects readily to neighbouring communities. For those travelling further, the A701 keeps links to the wider Borders, Dumfries and Galloway and Edinburgh practical by road.

# FLOORPLAN




Main Floor







FLoor Level 2

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**Approximate total area**(1)

264 m²

2843 ft²

**Reduced headroom**

4.9 m²

53 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

**Property Office:**

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