



Boontree

Cranshaws, Duns, TD11 3SJ



3 bed



2 public



2 bath

Detached Former Post Office With Large Garden and Scope for Modernisation

Entrance Vestibule, Lounge, Dining Room, Kitchen, Washroom, Three Bedrooms (Master with En-Suite Shower Room), Bathroom and Box Room/Store Room. Detached Timber Garage. Large Garden.



Nestled into the beautiful Berwickshire countryside 'Boontree' is located within Cranshaws which is a tranquil rural village with some stunning surrounding scenery close to the East Lothian border. The property itself is a detached former Post Office with nicely proportioned accommodation and sizeable garden grounds which extend to the side and rear. The property would now benefit from modernisation and offers tremendous scope for those looking for a detached rural property with the potential for them to upgrade to their own specification. Due to the location of Cranshaws, 'Boontree' is ideally located for those that are looking to escape the hustle and bustle of the city but remain within commuting distance

LOCATION

Cranshaws is a tranquil rural village set amongst farming country, approximately ten miles north of Duns. The village is located approximately ten miles from the border with East Lothian. Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and a nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston.

GROUND FLOOR ACCOMMODATION

A porch to the front benefits from good built-in storage and has an internal glazed door opening into the adjoining entrance hallway. The lounge has a window overlooking the garden to the front and is well proportioned with an open coal fireplace. The hallway which extends off to the rear benefits from good built-in understair storage and leads to the kitchen which overlooks the garden to the side and is fitted with a good range of wooden wall and base units. A rear hall off the kitchen allows access to the gardens and also provides a useful facility by the way of a wash house. Adjoining the kitchen, the dining room is a lovely bright and airy room with large front facing window and again a decorative fireplace creating a pleasant focal point. Two of the three bedrooms are located on ground floor level and enjoy an aspect over the gardens to the rear; bedroom two is a spacious double room whilst the third is a pleasant single room with the bathroom next door; fitted with a coloured three piece suite.

UPPER ACCOMMODATION

The master bedroom is a generous double room with extensive built-in storage and a large dormer window to the rear which overlooks the private gardens beyond. This room also benefits from an en-suite shower room with a three piece coloured suite. A box room/storage room on the upper floor provides a good storage facility and also houses the water tank.

EXTERNAL

A detached timber garage lies to the side of the property with private parking

to the front. The large garden extends mainly to the rear of the property with a high hedged surround ensuring good privacy. There is also a sheltered area of garden to the side which leads to a small lawned area to the front. The outside space offers excellent scope for the gardening enthusiast and for landscaping. For those seeking 'the good life' there is plenty of space for vegetable plots, chickens etc. The outside space could also provide the opportunity to further extend the property if desired, subject to permissions.

MEASUREMENTS

LOUNGE	4.64m x 3.67m (15'2" x 12'0")
KITCHEN	2.82m x 3.61m (9'2" x 11'8")
DINING ROOM	3.67m x 4.66m (12'0" x 15'2")
BATHROOM	2.53m x 1.48m (8'3" x 4'8")
BEDROOM TWO	3.10m x 3.64m (10'1" x 11'9")
BEDROOM THREE	2.56m x 2.80m (8'3" x 9'1")
BEDROOM ONE	3.81m x 5.12m (12'5" x 16'7")
SHOWER ROOM	1.79m x 1.91m (5'8" x 6'2")

SERVICES

Mains water and electricity. Double glazing. LPG central heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating F

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.