



Iona Cottage

Gavinton, TD11 3QS



3 bed



2 public



3 bath

Attractive Stone Built Cottage Offering Deceptively Spacious Accommodation and Beautifully Sheltered Gardens.

Entrance Vestibule, Dining Room, Lounge, Kitchen, Bathroom and Three Double Bedrooms (Master with En-Suite Shower Room). Double Glazing. Gas Central Heating.



Iona Cottage is a charming, characterful and rather deceptive stone built detached property having been extended to provide spacious and particularly bright and airy accommodation throughout. The scale of the property is perhaps not apparent from first impressions but due to the attic extension the property provides three double bedrooms and two public rooms. The accommodation is particularly light and airy, thanks in part to some clever design features and tasteful décor. Externally the gardens are delightful, very sheltered with walled surround, having been neatly presented to provide colour and interest throughout the year. The cottage enjoys a very peaceful location within this popular and established village, ideal for those looking for a village way of life, yet conveniently located within a few miles of Duns.

LOCATION

Gavinton has its own distinct character with real village charm and community spirit with the recently renovated village hall a focus for village activities. Set back from the main Duns to Greenlaw road which skirts round the village benefiting from a quiet location against the backdrop of the Lammermuir Hills and wooded countryside and within two miles of the beautiful Borders market town of Duns with its quality shops and other facilities including newly opened state of the art Berwickshire High School, Primary School, Swimming Pool, 18 hole Golf Course, Duns Castle Estate and Country Park. The Berwickshire coastline and the mainline station at Berwick upon Tweed is some 15 miles distant and Edinburgh within an hour by car.

GROUND FLOOR ACCOMMODATION

The dining room is a particularly bright and airy room with plenty of space for formal dining. The room benefits from windows both to the front and rear as well as a feature fireplace housing an electric fire which ensures a pleasant focal point. Good use of space has been utilised to provide built in storage. A central hall extends off the dining room and in turn leads to the lounge. Featuring patio doors to the rear allowing access to the sheltered gardens, this room also benefits from velux windows to the front and lots of light. Again a decorative fireplace creates a focal point to the room. The kitchen has been cleverly designed and is fitted with an excellent range of sleek, gloss white units with under unit lighting and fully integrated appliances. Velux window to the rear and a door opening into the useful rear porch/utility area which in turns opens onto the gardens. Centrally positioned on the ground floor is the family bathroom which is well appointed with a three piece suite with a shower over the bath and tiling to dado height. Both bedrooms on the ground floor are pleasantly proportioned double rooms; the master bedroom benefits from a window to the front and extensive built in storage. The en-suite shower room has recently been refitted with a modern white suite incorporating a large shower cubicle. Bedroom two enjoys a peaceful aspect over the gardens to the rear with a secondary velux window to the front ensuring good levels of light. Again built in cupboards provide valuable storage.

UPPER ACCOMMODATION

A door from the dining room allows access to the carpeted staircase leading to the upper floor. This spacious double bedroom has a lovely open outlook

to the south and has recently installed built in storage. The en-suite cloakroom is a useful facility serving the upstairs bedroom; fitted with a white WC, pedestal sink and benefitting from a large built in cupboard.

MEASUREMENTS

Dining Room	3.68m x 4.53m (12'0" x 14'8")
Lounge	4.38m x 3.38m (14'3" x 11'0")
Kitchen	3.27m x 3.24m (10'7" x 10'6")
Bathroom	1.70m x 1.69m (5'5" x 5'5")
Bedroom One	4.45m x 2.48m (14'5" x 8'1")
Bedroom Two	4.53m x 2.87m (14'8" x 9'4")
Bedroom Three	4.98m x 3.43m (16'3" x 11'2")

EXTERNAL

The gardens to the rear of the property are absolutely delightful enjoying excellent privacy with walled surrounds. The sheltered gardens are very well tended with central lawned areas and established planted borders and flowerbeds providing colour and interest throughout the year. A paved patio lies immediately to the rear of the lounge and provides a lovely seating area, ideal for al fresco dining. Outhouse providing good external storage.

SERVICES

Mains water, gas, electricity and drainage. Gas central heating. Double glazing.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

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.