

HASTIN & S
BORDERS COUNTRY LETS



5 Blackhouse Cottages
Duns, TD14 5LR

£695 Per Month



3 bed



1 public



1 bath



5 Blackhouse Cottage is a modern spacious three-bedroom cottage offering convenient access to the A1, nearby border towns, and a range of local amenities.

Lounge, Kitchen / Dining Area, 2 Double Bedrooms, 1 Single Bedroom / Home Office, Family Bathroom

LRN - 89478/355/14260

EPC - Band D

LARN2504002



Situated within a charming terrace of stone-built cottages, 5 Blackhouse Cottages offers the perfect balance of rural tranquillity and convenience. Nestled close to a sought-after Berwickshire village, the property enjoys excellent access to the A1, making commuting straightforward. The nearby towns of Eyemouth and Duns provides a wide range of amenities, including cafés, bars, shops, a post office, a leisure centre, and well-regarded education facilities.

LOCATION

Duns is a thriving and well-appointed town in the heart of the Scottish Borders, offering an attractive lifestyle with a strong sense of community. Ideal for families and professionals alike, the town features excellent educational facilities, including both primary and secondary schools. Leisure and recreation are well catered for with a modern swimming pool, tennis courts, an 18-hole golf course, and a welcoming local library.

The town centre offers a variety of independent shops and everyday amenities, while those who enjoy the outdoors will appreciate the nearby walking trails and nature reserve set within the beautiful grounds of Duns Castle. The area also enjoys a touch of grandeur with Manderston, a stunning Edwardian mansion renowned for its unique silver staircase and elegant gardens.

Conveniently located, Duns is just 45 miles from Edinburgh and only 15 miles from Berwick-upon-Tweed, which provides fast rail links on the main East Coast line — making it a practical choice for commuters or those seeking a peaceful retreat within reach of city life.

ACCOMMODATION SUMMARY

Lounge, Kitchen / Dining Area, 2 Double Bedrooms, 1 Single Bedroom / Home Office, Family Bathroom

ACCOMMODATION

The entrance opens into a charming and unexpectedly spacious lounge, filled with character and natural light. Positioned at the front of the cottage, this welcoming room enjoys stunning views of the surrounding countryside. A wood-burning stove takes centre stage, offering both a cosy focal point and an efficient heating option during the colder months.

The stylish, modern kitchen is designed with both form and function in mind, featuring a generous range of wall and base units, ample space for appliances, and contemporary herringbone flooring. A door leads directly to the outdoor space, perfect for extending dining and entertaining into the warmer months.

One of the three bedrooms is conveniently located on the ground floor – a pleasant single room with views to the front of the cottage, offering versatility as either a bedroom or a modern home office. Upstairs, two generously proportioned bedrooms enjoy picturesque countryside views and are bathed in natural light through front-facing Velux windows, creating bright and inviting spaces.

The property is completed by a modern three-piece bathroom suite, comprising a shower over the bath, WC, and hand wash basin.

EXTERNAL

The cottage boasts uninterrupted views of the surrounding countryside and fields, providing a serene and picturesque setting. Additionally the property features private outside storage, offering valuable extra space for storage. Through the kitchen's patio doors, you are welcomed into a courtyard, thoughtfully designed with ample space for outdoor furniture and scope for the tenant to make it their own.

COUNCIL TAX

Scottish Borders Council - Band A

ENERGY PERFORMANCE CERTIFICATE

Rating D

LANDLORD REGISTRATION NUMBER

89478/355/14260

SERVICES

Mains Electricity, Private Water, Drainage, Oil Heating, Double Glazing

ADDITIONAL INFORMATION

The rent for this property is £695 per calendar month, in addition to Council Tax & Utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

Pets considered subject to a higher deposit.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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