



Moorhouse Cottage
Duns, TD11 3RY

£630 Per Month



Moorhouse Cottage offers spacious and scenic living nestled in the heart of Abbey St Bathans with the benefit of its own garden with uninterrupted country views.

Livingroom / Dining Room, Kitchen, Single Bedroom / Home Office, Double Bedroom, Bathroom

461022/355/08201

EPC - Rating F

LARN1903091



This charming cottage enjoys a lovely, rural location surrounded by scenic Borders farmland. Annexed to The Moorhouse property, the cottage affords completely self-contained, private and well proportioned accommodation with well manicured gardens positioned to the front and side of the property providing a serene and secluded escape.

LOCATION

Abbey St Bathans is a rural and picturesque village in Berwickshire nestled in the valley of the River Whiteadder in the Lammermuir Hills. The County of East Lothian and the village of Cockburnspath are situated to the north. To the east is Coldingham village with its' spectacular beach and coastal walks. The town of Duns is 7 miles to the south giving access to local shops, amenities, schools and a leisure centre. Situated 3 miles off the A1 at Grantshouse, the property enables easy access to main rail and road routes to Edinburgh City Centre and Berwick Upon Tweed. The newly opened railway station at Reston is only 7 miles away.

ACCOMMODATION SUMMARY

Livingroom / Dining Room, Kitchen, Single Bedroom / Home Office, Double Bedroom, Bathroom

ACCOMMODATION

Entering through the main door, leads you into a fully carpeted, bright, and spacious open-plan lounge and dining area. Perfect for hosting and entertaining, this area is the heart of the home, featuring a solid fuel woodburning stove that also warms several radiators throughout the property. A separate door off the dining area opens to a versatile room, ideal as a single bedroom, home office, or both.

The galley-style kitchen, located at the rear of the property, is equipped with ample base and wall units, oven and hob, as well as space for other essential appliances. A door from the kitchen opens to the charming garden, perfect for outdoor enjoyment.

Carpeted stairs lead to an open and bright landing with a skylight, guiding you to a spacious double bedroom. Opposite the bedroom is a generous three-piece bathroom with a shower over the bath. Both the bedroom and bathroom offer breathtaking views of the surrounding countryside, ensuring a tranquil and picturesque living experience.

EXTERNAL

The property boasts a private, self-contained garden that wraps around the front and side of the cottage, offering exclusive use and complete privacy. Enjoy stunning, unobstructed views of the

distant fields and picturesque countryside, making this the perfect serene retreat for anyone who enjoys quiet living.

COUNCIL TAX

Band A

EPC

Rating F

LANDLORD REGISTRATION NUMBER

461022/355/08201

SERVICES

Electric / Solid Fuel Central Heating / Private Water Supply / Private Drainage

DIRECTIONS

From the A1 at Grantshouse take the A6112 cross the railway and turn immediately right onto a minor road signposted to Butterdean and Quixwood. Follow this road for 3 miles to a T junction where the property can be found on the right.

From Duns follow the A6112 through Preston towards the A1. After Hordwheel Farm turn left onto a minor road signed to Edins Hall Broch (brown sign). Follow this road for just under 2 miles and turn right at the next junction where the property can be found on the left.

ADDITIONAL INFORMATION

Rent of £630 per month plus Council Tax. A payment of £30 per month is included in the rent for private water supply and sewage. One month's deposit of £630 is required. 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 high level of interest for this property.

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