

LEGAL
HASTIN&S
BORDERS COUNTRY LETS



Moorhouse Cottage
Duns, TD11 3RY

£700 Per Month



2 bed



1 public



1 bath



Nestled near the charming village of Abbey St Bathans, Moorhouse Cottage offers a rare opportunity to enjoy peaceful rural living with all the comforts of a well-proportioned home. Surrounded by rolling farmland and uninterrupted countryside views, this delightful two bedroom cottage combines charm, space, and privacy.

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

461022/355/08201

EPC - Rating F

LARN2504002



Escape to the peace and beauty of the Scottish Borders with this delightful self-contained cottage, nestled in a picturesque rural setting and surrounded by rolling farmland. This private and spacious home offers a tranquil lifestyle with its own separate entrance and beautifully manicured gardens to the front and side. Ideal for those seeking a serene escape, the cottage combines countryside charm with comfort and seclusion—perfect for professionals, couples, or anyone looking to unwind in nature.

LOCATION

Situated in the charming and peaceful village of Abbey St Bathans, this cottage offers the best of rural living within easy reach of modern conveniences. Nestled in the scenic valley of the River Whiteadder in the stunning Lammermuir Hills, the setting is perfect for nature lovers, walkers, and those seeking a quiet countryside lifestyle.

Despite its tranquil surroundings, the location is well-connected. The A1 is just 3 miles away at Grantshouse, offering excellent road links to Edinburgh and Berwick-upon-Tweed. The newly opened railway station at Reston—just 7 miles away—provides convenient rail access to the capital and beyond.

Nearby, the vibrant town of Duns (7 miles) offers a range of local shops, schools, a leisure centre, and essential amenities. The charming coastal village of Coldingham and its beautiful beach and clifftop walks lie to the east, while Cockburnspath and East Lothian are just to the north.

Whether you're commuting, exploring the outdoors, or simply looking for a peaceful retreat, this location combines the best of both worlds—rural beauty with excellent connectivity.

ACCOMMODATION SUMMARY

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

ACCOMMODATION

Entering through the main door you are welcomed into a bright and spacious open-plan lounge and dining area, fully carpeted for comfort and thoughtfully designed for both everyday living and entertaining. This inviting space forms the heart of the home, featuring a charming solid fuel wood burning stove that not only creates a cozy atmosphere but also efficiently heats several radiators throughout the property.

Just off the dining area, a versatile additional room offers flexibility to suit your needs, ideal as a home office, guest room, or single bedroom.

To the rear, the galley style kitchen is well-equipped with ample base and wall units, an integrated oven and hob, and space for essential appliances. A door from the kitchen opens directly into the delightful garden, making it easy to enjoy outdoor dining or a peaceful morning coffee surrounded by nature.

Upstairs, a carpeted staircase leads to a bright landing with a skylight, flooding the space with natural light. The generously sized double bedroom provides a peaceful retreat, while the adjacent three-piece bathroom, complete with a shower over the bath—offers both space and comfort. Both rooms boast stunning views over the surrounding countryside, offering a daily reminder of the cottage's idyllic rural setting.

EXTERNAL

The cottage enjoys its own private, self-contained garden that wraps around the front and side of the property, offering exclusive use and complete privacy. Well-maintained and thoughtfully landscaped, this outdoor space is ideal for relaxing, gardening, or dining al fresco. With uninterrupted views over rolling fields and the surrounding countryside, it provides a peaceful, scenic retreat—perfect for those seeking quiet, rural living and a true connection to nature.

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 Hoardwheel 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 £700 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 £700 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.

LARN2504002

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.