

HASTIN & S^{LEGAL}



Rowanside, The Row

Fixed Price £155,000

Longformacus, TD11 3PA



2 bed

1 public

1 bath



A True Chocolate Box Cottage Set On The Banks Of The River Dye. The Traditional Appearance Blending Seamlessly With A Fully Refurbished High Specification Interior

Entrance Hall, Two Bedrooms, Shower Room, Open Plan Living/Dining/Kitchen. Private Parking



Forming part of a traditional terrace, set beautifully on the banks of the River Dye with woodland outlooks and the running water within earshot, Rowanside is a classic example of a pretty chocolate box cottage.

The beautifully restored stone exterior opens up to reveal a remarkable, high specification interior. Having only very recently undergone an extensive programme of refurbishment, Rowanside has all the benefits of a modern, energy efficiency home within the beautiful shell of a stone cottage. With impeccable attention to detail and no stone left unturned, the interiors are immaculate; clean, crisp and contemporary without losing the period charm.

A much loved main residence for the current owners who have taken such care in upgrading this property, it presents a perfect opportunity for those seeking the same, within this established and picturesque village close to Duns. Equally the low maintenance nature of the home makes it an ideal prospect for those in search of a weekend retreat or commercial holiday let venture.

The interiors have been well planned to make excellent use of the space. The ground floor hosts two peaceful and relaxing bedrooms with woodland outlooks as well as the very smart fully replaced shower room. Excellent concealed storage under the stairs.

Upstairs the open plan layout is cosy and inviting, having been cleverly designed and planned. The windows to the front overlook the river and with the windows open, the sound of running water is the perfect backdrop to this relaxing space. The fully glazed rear elevation maximises natural light and further enhances the feeling of space. Centred around a cosy log burning stove and with a very smart fully integrated kitchen towards the rear.

To the front of the cottage lies a private parking space with the river beyond. Access could be formed down to the river side which would create a wonderful seating area.

LOCATION

Longformacus is set in the heart of the Lammermuir Hills; a thriving rural community with breath-taking scenery.

- Amenities: The village hall provides an active hub to this community, with a wide range of daily amenities available in Duns (7 miles)
 - Schooling: The village is within the catchment area for primary and secondary schooling at Duns
 - Population: Approximately 290
 - Transport Connections: The Lammermuirs connect to East Lothian with Edinburgh around 36 miles North. Local train connections on the East Coast line are at Berwick (22 miles) and Dunbar (24 miles)
- What3words ///covenants.untrained.denoting

HIGHLIGHTS

- High specification interiors
- Fully upgraded and refurbished
- Riverside setting
- Pretty village location close to Duns
- Private parking
- Within earshot of the River Dye

ACCOMMODATION SUMMARY

Entrance Hall, Two Bedrooms, Shower Room, Open Plan Living/Dining/Kitchen

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Fixed Price £155,000. Offers should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. 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.