

14 Cumledge Mill



## 14 Cumledge Mill Fixed Price £125,000

Duns, TD11 3TF



A Charming Former Mill Workers Terrace, Located In A Picturesque Edge Of Village Setting Close To Duns. Fully Modernised And Upgraded Interiors Extending Over Two Floors.

Entrance Hall, Lounge, Kitchen, Bathroom And Two Double Bedrooms.



Enjoying an idyllic location on the edge of Preston village, Cumledge Mill is a traditional terrace of former Mill Workers cottages dating from the early 1800's.

Number 14 is a deceptive double upper villa which enjoys a superb outlook to the front over the open communal grounds in addition to a private cottage style garden to the rear.

Having very recently been fully modernised and upgraded, the interiors are presented in excellent order with the works having been completed sympathetically to ensure a subtle blend of traditional charm and modern convenience.

As you would expect from a property of this nature, the room proportions are generous with lovely high ceilings and floods of natural light; the lounge and master bedroom in particular bask in sunlight for much of the day and enjoy a lovely open outlook over the surrounding grounds.

The property is accessed from the rear via a stone staircase which opens into an inviting hallway with the lounge off to the front, and the very well appointed, modern bathroom and kitchen off to the rear with views towards the private garden. The restful second bedroom completes the first floor accommodation.

The entire upper floor comprises of the master bedroom; a sizeable room with excellent built in storage and elevated views.

To the rear of the property extends the private cottage style garden; well established and with good privacy, this is a lovely space and offers further opportunities to landscape if desired. To the front extends a large communal grassed area, ample residents parking as well as resident's allotments to the far end of the terrace.

Cumledge Mill lies just a few miles from Duns where all local amenities are available including primary and secondary schooling. 14 Cumledge Mill presents an enviable opportunity either for those seeking a tranquil main residence or as a peaceful weekend retreat.

## LOCATION

Preston is located a few miles north of Duns which has good educational and recreational facilities including primary and secondary schools, a swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant whilst the recently opened Reston station is only 7 miles away and also offers regular connections to Edinburgh Waverly

## HIGHLIGHTS

- Smartly upgraded interiors
- Lovely blend of old and new
- Peaceful setting
- Edge of village position
- Close to Duns
- Private cottage style garden
- Large communal grounds

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Bathroom and Two Double Bedrooms.

## SERVICES

Mains water and electricity. Drainage to septic tank. LPG central heating. Double glazing

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating F

## TENURE

Freehold

## VIEWING & HOME REPORT

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## PRICE & MARKETING POLICY

Fixed Price £125,000. 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](mailto: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.