

HASTIN<sup>LEGAL</sup>&S



Cloich, The Green

Swinton, TD11 3JQ

Offers Over £425,000







Cloich is a stunning 3-bedroom bungalow in Swinton, offering spacious living, breathtaking views, and beautiful gardens with a new outdoor kitchen.





## ACCOMMODATION

Cloich is a beautifully presented three-bedroom detached bungalow, perfectly positioned in the highly desirable Scottish Borders village of Swinton. Immaculately maintained and thoughtfully designed, this spacious family home blends comfort, functionality, and style. On arrival, a welcoming entrance vestibule with an internal window offers a glimpse into the impressive living spaces beyond.

The generous living room immediately sets the tone, with its warm and inviting atmosphere, carefully designed to maximise space and natural light. Large sliding doors frame uninterrupted views across the garden towards the picturesque Cheviot Hills, creating a striking focal point. An arched opening leads into the stunning open-plan dining kitchen—a bright and airy space with vaulted ceilings, ideal for both family life and entertaining. The shaker-style kitchen exudes country charm, with sage-green units paired beautifully with oak-effect worktops.

A range cooker completes the space, perfectly suited for gatherings with family and friends. From here, the room flows seamlessly into a delightful sunroom, where expansive windows and patio doors provide a picture-perfect outlook over the surrounding gardens. A practical utility room, offering additional built-in storage and direct access to the front of the property, enhances everyday convenience. The master bedroom is a peaceful retreat, featuring vaulted ceilings, full-height glass doors with garden views, and a private en suite shower room. Two further double bedrooms, both with fitted wardrobes, are complemented by a stylish family bathroom.

Externally, Cloich boasts private parking, a garden shed, and extensive enclosed gardens, beautifully landscaped and filled with colour. A recent addition—the outdoor kitchen area—creates the perfect setting for summer barbecues in the south-facing garden. Tucked away in a quiet location, this exceptional home offers tranquillity and seclusion, while remaining just a short distance from the village amenities.

## LOCATION

Swinton lies midway between the Berwickshire towns of Duns and Coldstream - a pretty and quintessential Border village with local amenities including a well regarded Primary School, Play Park, Garage, Hotel, Restaurant and Church, with the Berwickshire High Campus just a short drive. The area is surrounded by beautiful landscape - an ideal country location with opportunities for fishing on the Tweed, golf at Duns and The Hirsell at Coldstream and walking in the Cheviot and Lammermuir hills

## HIGHLIGHTS

- Exceptional Room Proportions
- Focus on Natural Light & Contemporary Design
- Stylish Kitchen with High End Finishes
- South Facing Private Rear Garden, With Far Reaching Views Out Towards Farmland And The Cheviots
- Private Garden Front & Rear
- Eco Credentials & Energy Efficiency From Solar Panels
- Off Road Parking For Multiple Vehicle

## ACCOMMODATION SUMMARY

Vestibule, Hall, Open Plan Living Room, Family Dining Kitchen, Sunroom, Utility Room, Master Bedroom with Ensuite Shower Room, Bathroom. Storage Throughout, Two Further Bedrooms, Driveway And Off Road Parking.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is ///lousy.toddler.daffodils

## SERVICES

Mains Water, Electricity, Drainage, Oil Fired Central Heating & Solar. Double Glazed.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY

Rating C

## 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

Offers over £425,000 are invited and 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.





