



# Old Schoolhouse

Preston



Enjoying a prominent position within the established Berwickshire village, 'Old Schoolhouse' dates back to the late 1800s and, having served originally as the primary school to the village, the property now offers spacious, well laid out family accommodation in addition to a nicely proportioned garden, ensuring plenty of space both inside and out. With Edinburgh within approximately 1 hours commute, for those seeking a family home in a quiet village setting with the city still within reasonable reach this property would be well considered.



#### 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.

#### GROUND FLOOR ACCOMMODATION

The entrance porch provides a practical space and allows access to the warm and welcoming hallway which has excellent built in storage and features the staircase off to the upper floor. Featuring a lovely bay window to the side the lounge enjoys outlooks over the garden. This well-proportioned room is presented in traditional style with the feature fireplace housing a log burning stove. Again enjoying a garden aspect, the dining room is the ideal space for entertaining with plenty of room for a large table and chairs with a serving hatch through into the adjoining farmhouse style kitchen. This space is ideal for everyday dining and is fitted with an excellent range of shaker style wall and base units complete with solid wood worktops and an oil fired 'Stanley' Aga. A rear hall off the kitchen provides access to the utility room which is a useful facility as is the ground floor cloakroom and walk-in larder. For those who work

from home, the office which is situated to the far end of the entrance hall is an ideal working environment with a window to the front.

#### UPPER ACCOMMODATION

As you would expect with a property of this nature, all bedrooms are well proportioned double rooms. The main room enjoys a dual aspect to the front and rear whilst the second bedroom which is equally as spacious overlooks the side gardens and benefits from built in storage. Bedrooms three and four are equal in size, one positioned to the front and the other to the rear. The main family bathroom is fitted with a white three piece suite with a shower over the bath and there is good storage provided by walk-in cupboards on the landing.

#### EXTERNAL

The gardens extend around the property and enjoy good privacy thanks to the woodland backdrop. Enjoying sun throughout the day, with plenty of space to the side for vegetable plots or for keeping chickens or such like if desired. A useful range of outhouse to the rear.

#### GARAGE

The garage is currently used for storage which works very well, but vehicle access could easily be reinstated from the drive at the front which currently provides private parking for several vehicles.

#### SERVICES

Mains water and electricity. Private drainage. Oil central heating.

#### COUNCIL TAX

Band F

#### ENERGY EFFICIENCY

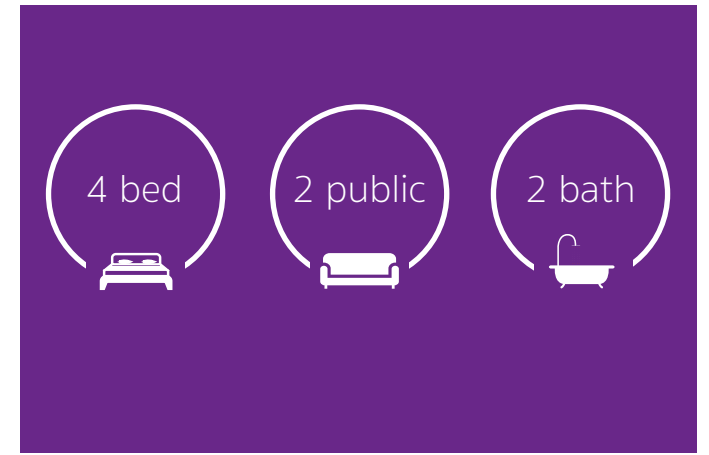
Rating E

#### VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999- lines open until 10pm 7 days a week.

#### PRICE and MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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



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