

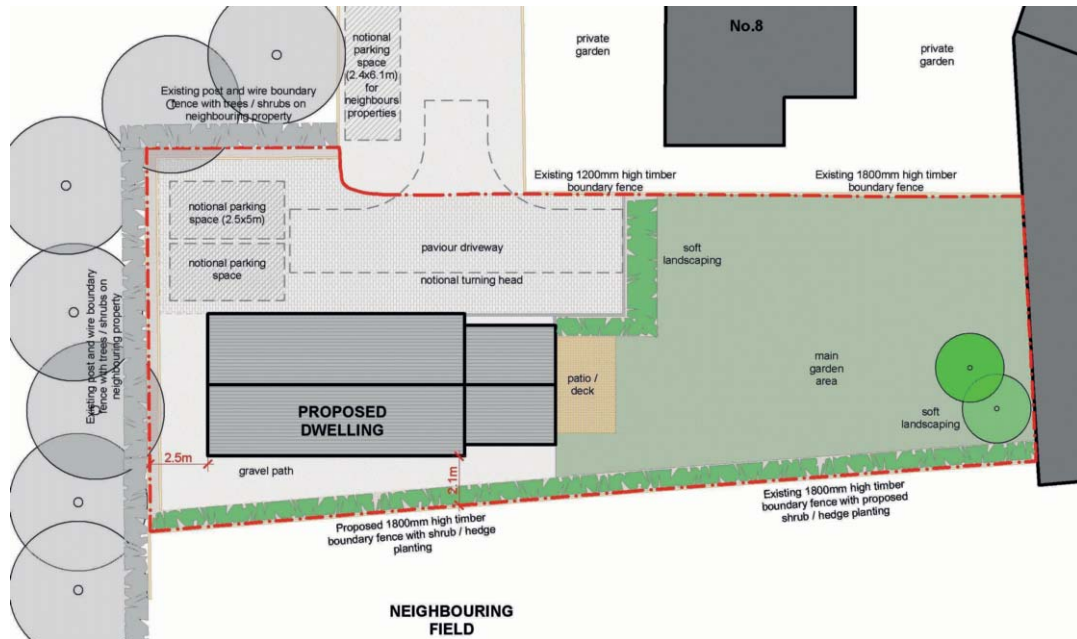


Land South of 8 Preston Cottages

Preston, Duns, TD11 3TQ



Ideal Self Build Opportunity in
Established Village Setting.



For those seeking a self-build opportunity in a peaceful village setting, this building plot offers just that, with full planning permission in place for the erection of a detached three bedroom property. Extending to around 0.15 acre, for an individual builder this is an ideal plot to create a family home in a popular village community which is within easy reach of schools and amenities in Duns but also within commuting distance of Edinburgh

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.

DIRECTIONS

Located in the centre of the village, just south of Preston Farm Cottages.

BUILDING PLOT AND PERMISSIONS

The plot is nestled into a private and peaceful position within the village and neighbours onto farmland. The full planning permission allows for the erection of a one and a half storey detached property with private garden, driveway and parking. The external design and internal layout has been well planned and will cater perfectly for modern day family living. The open plan kitchen/dining/lounge will be an impressive sociable space with vaulted style ceiling with velux windows and an exterior clad in timber. There will also be sliding patio doors from this room allowing direct access to the gardens. There will be a utility room off as well as a double bedroom and shower room on the ground floor. The upper floor will provide a further two well-proportioned double bedrooms and family

bathroom with a selection of dormer and velux windows throughout ensuring good natural light. The external space allows for a landscaped garden and decked patio to the east and south elevations with a driveway and parking to the north.

PLANNING PERMISSION

Copies of the planning permission and associated documents can be downloaded from the Scottish Borders Council planning website using reference number 18/00023/FUL. The developers contribution has already been paid by the vendors.

SERVICES

Mains services are available nearby.

ADDITIONAL INFORMATION

Some of the photos included are computerised generated images of the proposed build.

VIEWING

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

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.

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.