

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Broomhouse Lodge

Duns, TD11 3PP

Guide Price £250,000



Nestled in the tranquil countryside of Berwickshire, this charming detached stone cottage has been successfully operated as a holiday let by the current owners. Whether you're seeking a peaceful rural retreat, a lucrative holiday let, or a combination of both, this property offers the perfect opportunity. The spacious living room boasts a traditional inglenook fireplace with a wood burner, creating a cosy atmosphere, while the bright and airy kitchen provides separate access to the garden. Upstairs, there are two generously sized bedrooms, one of which features a dual aspect, offering breathtaking views over the surrounding countryside. A modern shower room completes the upstairs accommodation. Outside, the large driveway offers plenty of parking, while the expansive, enclosed front garden provides privacy and space for outdoor enjoyment or family activities. Additionally, a stone outbuilding attached to the property offers convenient storage options. Whether you are looking to invest in a successful holiday let or searching for a peaceful country home, this cottage strikes the perfect balance of rural charm and modern convenience. Viewing is highly recommended.



Broomhouse Lodge

Duns, TD11 3PP

Guide Price £250,000

Accommodation:
Lounge with Wood Burning Stove
Kitchen
Landing
Two Bedrooms
Shower Room

Oil Fired Central Heating
Double Glazing

Surrounding Garden Grounds
Driveway
Stone Outbuilding



Location

Situated approximately 2.5 miles from the former market town of Duns, which offers an excellent range of shopping facilities and local services. Educational opportunities are well served by a state-of-the-art secondary school and primary school.

The cottage is just a short walk from the Whiteadder River, where fishing permits are available in Duns. The quiet local roads around the cottage are perfect for walks or bike rides, making it an ideal location for outdoor enthusiasts.

Local attractions include the refurbished Jim Clark Motorsport Museum, home to over 100 trophies and memorabilia celebrating the life of the world-famous racing driver. For those seeking more energetic activities, pleasant walks can be enjoyed at the tranquil Duns Castle Nature Reserve, while a fine 18-hole golf course, swimming pool and tennis courts are also nearby.

The village of Reston, just 10 miles away, has an East Coast mainline train station, providing access to Edinburgh in under an hour. For more extensive shopping and recreational amenities, the larger towns of Berwick-upon-Tweed (15 miles) and Kelso (19 miles) are easily accessible.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. Moveables under separate negotiation

Services

Mains Water and Electricity.
Double Glazing & Oil Fired Central Heating.
Private Drainage - Septic Tank

EPC

E

Viewings

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Broomhouse Lodge, Duns, TD11 3PP

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283121)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.