

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Meadowview 1 Bogend Farm Cottages, Duns

TD11 3RA

Offers In The Region of £200,000



Set within a stunning rural location just a short drive from the popular town of Duns, Meadowview offers the perfect balance of peaceful countryside living and everyday convenience. This charming end-terraced cottage is presented in good order throughout and the accommodation comprises: Hall, lounge, dining kitchen, bathroom and two generous double bedrooms on the first floor. One of the bedrooms enjoys windows to both the front and rear, flooding the room with fantastic natural light and taking full advantage of the amazing views, while the second bedroom is also a bright and airy room with lovely views to the front. Externally, the property benefits from a private rear garden and private parking. Ideal as either a full-time residence or a relaxing holiday retreat, the property is perfectly placed to enjoy all that the beautiful Scottish Borders has to offer, with excellent walking, cycling and outdoor pursuits nearby. Early viewing strongly recommended.



Meadowview 1 Bogend Farm Cottages, Duns

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Hall
Lounge
Dining Kitchen
Bathroom
Two Double Bedrooms

LPG Gas Central Heating

Garden
Outhouse
Parking



Location

The property enjoys a peaceful and picturesque rural setting within the beautiful Scottish Borders countryside, offering an ideal lifestyle for those seeking tranquillity without complete isolation. Surrounded by rolling farmland and open views, the location provides a wonderful sense of space and privacy while remaining conveniently accessible, with the popular market town of Duns only around 10 minutes away for everyday shopping, cafés, schooling and local amenities. The area is well placed for enjoying country walks, cycling and outdoor pursuits, as well as exploring the nearby Borders coastline and historic towns. For commuters and those travelling further afield, Berwick-upon-Tweed is approximately a 30-minute drive away, offering excellent connections via the East Coast Main Line to Edinburgh, Newcastle and London.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains water and electricity. Private drainage. LPG gas central heating.

EPC

F

Council Tax Band

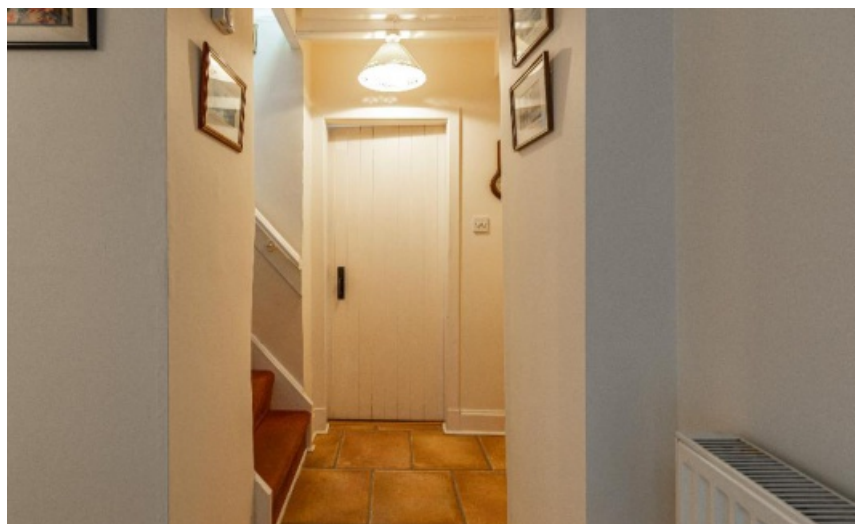
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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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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



Meadowview, 1 Bogend Farm Cottages, Duns

Approximate Gross Internal Area = 83.6 sq m / 900 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301932)

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.