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The Post House, Westruther

TD3 6NE

Guide Price £310,000



Enjoying a beautiful semi-rural setting within rolling Borders countryside, The Post House is a charming historic cottage offering deceptively spacious accommodation arranged over four floors. Full of character and interesting details, this distinctive property is presented in excellent condition and offers a wonderful blend of traditional charm and practical living space. The accommodation comprises an entrance hall, lounge with attractive bay window, separate dining room and a fantastic dining kitchen, complemented by a utility room and WC. Four bedrooms and a family bathroom are arranged across the upper floors, with a versatile landing offering space for a home office. Located in the peaceful village of Westruther, the property enjoys a lovely countryside setting while remaining within reach of nearby towns and amenities. With its individual character, generous proportions and appealing location, The Post House is a property that must be viewed to fully appreciate all it has to offer.



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Hall
Lounge with Bay Window
Dining Room
Dining Kitchen
Utility Room
WC
Landing/Home Office
Four Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing





Location
Situated in the heart of the Berwickshire countryside, the picturesque village of Westruther enjoys a peaceful rural setting on the lower slopes of the Lammermuir Hills, surrounded by beautiful rolling countryside. The village has a welcoming community atmosphere and offers a range of local amenities including a primary school, village hall and the popular Old Thistle Inn. A wider range of shops, services and leisure facilities can be found in the nearby towns of Lauder and Duns, with the larger Borders towns also easily accessible. The village is well placed for commuting to Edinburgh, with good road links via the A68, making it an appealing location for those seeking a quieter country lifestyle without feeling too far removed from everyday amenities.

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

Services
Mains drainage, water and electricity. Oil fired central heating, double glazing.

EPC
D

Council Tax Band
D

Viewing
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.









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Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

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The Post House, Westruther

Approximate Gross Internal Area = 149.0 sq m / 1604 sq ft

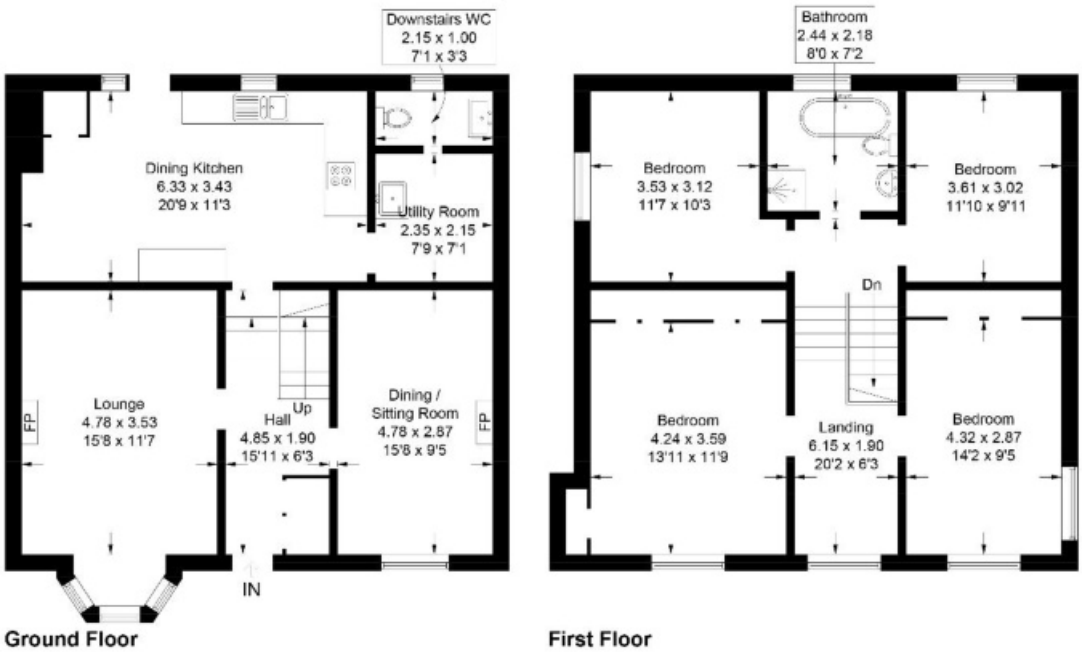


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