Kelso
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Drumgray
Edrom

Duns, TD11 3PX

Guide Price £340,000



Situated within the peaceful rural village of Edrom, in the heart of the beautiful Berwickshire countryside, this attractive detached bungalow offers spacious and versatile accommodation, complemented by generous garden grounds and a delightful rural setting. The property has been well maintained over the years and provides comfortable accommodation, with scope for a new owner to modernise and update to their own taste and style. The accommodation comprises an entrance porch, kitchen with Range Master stove, lounge with wood-burning stove, sitting room featuring a further wood-burning stove and enjoying lovely views over the garden grounds, sun room, three bedrooms (one of which is currently utilised as a dining room), bathroom, separate WC and utility room. Externally, the property sits within substantial garden grounds, offering plenty of space to enjoy the outdoors. Further benefits include two detached garages, a greenhouse, timber sheds and a large driveway providing ample off-street parking. Surrounded by attractive countryside, the property is conveniently located within easy reach of Duns, Chirnside and Berwick-upon-Tweed, where a wider range of local amenities and services can be found. Viewing is highly recommended to fully appreciate the spacious accommodation, attractive setting and potential this property has to offer.



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Accommodation:
Entrance Porch
Kitchen
Lounge
Sitting Room
Sun Room
Hallway
Three Bedrooms (one currently utilised as a Dining Room)
Bathroom
WC
Utility Room

Electric Heating
Wood Burning Stoves
Solar Panels
Mixed Single & Double Glazing

Surrounding Garden Grounds
Driveway
Two Detached Garages
Greenhouse





Location
Situated in the heart of the beautiful Scottish Borders countryside, Edrom is a small and charming rural village offering a peaceful setting surrounded by rolling farmland and picturesque Berwickshire landscapes. It is an ideal location for those seeking a quieter pace of life while remaining within easy reach of local amenities.

The nearby towns of Duns (approximately 3 miles) and Berwick-upon-Tweed (approximately 12 miles), together with the village of Chirnside (approximately 3 miles), offer a range of everyday amenities, local shops, schooling and services. The beautiful Berwickshire coastline, including Eyemouth (approximately 9 miles), is also within easy reach, providing opportunities for coastal walks and outdoor pursuits. Local bus services provide connections to surrounding towns and the wider area.

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

Services
Mains Electricity.
Electric Heating & Wood Burning Stoves.
Solar Panels.
Mixed Single & Double Glazing.
Private Drainage to Septic Tank.

EPC
F

Council Tax Band
F

Viewings
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.









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Interested in this property?
Call 01573 400399

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Drumgray, Edrom, Duns, TD11 3PX

Approximate Gross Internal Area
176.5 sq m / 1900 sq ft

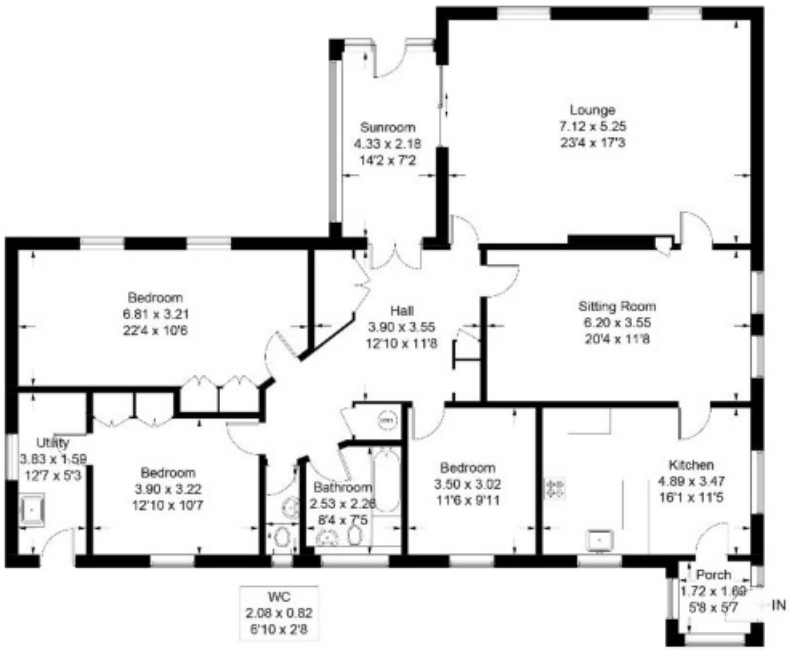


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1347560)

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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.