



## WESTEND HOUSE, BIRGHAM, TD12 4NF

- Detached Stone House
- Lounge & Kitchen
- Oil Heating & Stoves
- Stunning Private Garden
- 3 Double Bedrooms
- Bathroom and 2 En-Suites
- Outhouses & Garage
- Ample Off Street Parking

**OFFERS AROUND £295,000**

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&  
**P**

**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
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#### LOCATION

Set on the main street that predominately makes up the village. Birgham is a close knit community with a thriving pub owned by a consortium of villagers. There is also a village hall which hosts a busy calendar of events and activities throughout the year. The village is conveniently situated on the Berwick to Galashiels bus route, on the A698 between Coldstream to the east (3.5 miles) and Kelso to the west (5.5 miles). Ideally situated between Coldstream and Kelso which offer a wide range of amenities between them including supermarkets, swimming pool, doctors, dentists, golf courses and boutique shops and restaurants.

#### DESCRIPTION

A stunning house which is enhanced by a wonderful garden - a real gardener's house. This prominent white rendered house under a dark slate roof has an inviting feel internally with warm tones and it oozes character with cast iron roll top bath, cast iron fireplaces, cornicing, stripped pine panel doors, skirtings, panelling and architraves. As well as many original features the property has been greatly enhanced by its present owner to include oil fired central heating with a wood-burning stove in the lounge which is also linked to the heating system and sash style UPVC windows. The farmhouse style kitchen also has a wood-burning stove and offers a real family hub with plenty of space for a large kitchen table in the middle. The two main bedrooms both have en-suites and the quirky layout provides a third bedroom accessed via a separate winding staircase. Viewing is highly recommended to appreciate what this property has to offer.

#### ACCOMMODATION

Hall	(3.07M X 1.29M)
Lounge	(5.00M X 3.91M) at widest
Dining Hall / Library	(3.04M X 2.88M)
Bathroom	(2.69M X 1.86M)
Kitchen	(4.83M X 4.31M)
Utility Room	(3.00M X 2.86M)
Side Entrance Hall	(2.83M X 1.41M)
Main Landing	(2.81M X 1.45M)
Bedroom 1	(5.25M X 3.81M)
En-suite wet room	(2.04M X 1.06M)
Bedroom 2	(3.53M X 2.97M)
En-suite shower room	(2.73M X 1.48M)
Additional winder stairs up to:-	
Bedroom 3	(3.91M X 3.91M)

External Gardener's WC  
 Outhouse  
 Potting Shed / Sun Lounge  
 Garage

#### EXTERNALLY

The property has an exceptional and unexpected garden to the rear. This gardener's paradise has separate zones which make it feel almost magical. To the rear directly out from the lounge patio doors is a block paved patio area with curved stone walls and an opening that leads up to the central garden. This area is mainly laid to lawn with planted area and mature bushes and trees with grown arched areas leading to a practical area with a shed and additional trees and all the way down one side is a mature fruit garden with redcurrants, gooseberries, raspberries, plums, apples and pears growing as well as vines in the greenhouse. There is an external handy gardener's toilet as well as a potting shed alongside a large music room and garage area which could be converted into further living accommodation (subject to relevant permissions). To the side of the house is a log store and ample parking for several cars.

#### SERVICES

Mains Electricity and Water  
 Oil Central Heating  
 Council Tax: Band E  
 EPC: Band E

#### VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

#### SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

**Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 Duns)**

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a sonic tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.