



1 Sinclair's Hill, Duns, TD11 3LU



Offers Over £215,000

- End Terraced Stone-built Cottage
- Kitchen & Garden Room
- Gas Central Heating
- Stunning Private Enclosed Garden
- Large Living / Dining Room
- 2 Bedrooms & Bathroom
- Category B Listed Building
- Allocated & Visitor Parking

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Sinclair's Hill is a small, peaceful hamlet set among the rolling fields and wooded lanes of the Scottish Borders, just northeast of Duns. Sinclair's Hill and the nearby historic Kimmerghame Estate are known for their characterful stone-built cottages, which add charm and distinction beyond the typical rural farmstead. Though secluded, Sinclair's Hill is just over 3 miles from Duns, offering local shops, cafes, a health centre and schools, whilst the larger town of Berwick-upon-Tweed is approx. 13 miles away and provides rail links, supermarkets and wider services. With views in both direction to Lammermuir Hills and the Cheviot Hills, the setting is rich in heritage and rural tranquillity.

DESCRIPTION:

A charming stone-built Category B Listed cottage in the tranquil picturesque hamlet of Sinclair's Hill. This enchanting end-terraced cottage is a rare find, constructed in the time of Baron James Murray Sinclair, the cottage is one of a unique collection of stone-built homes, distinguished with individual stone carvings which add a touch of character and historical intrigue. Sympathetically modernised over the years, the property seamlessly blends period charm with contemporary comfort. Previous owners have transformed the layout to create a spacious open-plan living and dining area, forming the heart of the home, while the current owners have made further thoughtful upgrades, including enhanced insulation, a modernised kitchen and gas central heating. The interiors are tastefully designed in cool, neutral tones, offering a serene and inviting atmosphere that perfectly complements the cottage's heritage features. Viewing is highly recommended to appreciate this beautifully appointed and well-maintained home which offers an ideal retreat in a truly idyllic setting.

EXTERNALLY:

Stepping through the picturesque front gate into an idyllic cottage garden, beautifully landscaped to complement the stunning charm of this delightful home. A neat gravel pathway leads you to the front door, framed by hanging baskets and pots filled with colourful plants, offering a warm and inviting welcome. The gravel pathway wraps around the property, with a second gated access to the side that opens into a wonderfully private outdoor sanctuary. Surrounded by high fencing and dense hedging, this secluded retreat offers peace and privacy, perfect for unwinding or entertaining. The garden room room to the rear leads out onto a gravel and paved patio, continuing onto a well-kept lawn bordered by mature trees and thoughtfully arranged planting beds that add year-round colour and interest. At the rear, a charming arched hedge opening reveals a discreet gate leading to an allocated parking space, with vehicular access available via the side of the cottages.

SERVICES:

Mains Electric, Gas & Water.

Shared Septic Tank Drainage.



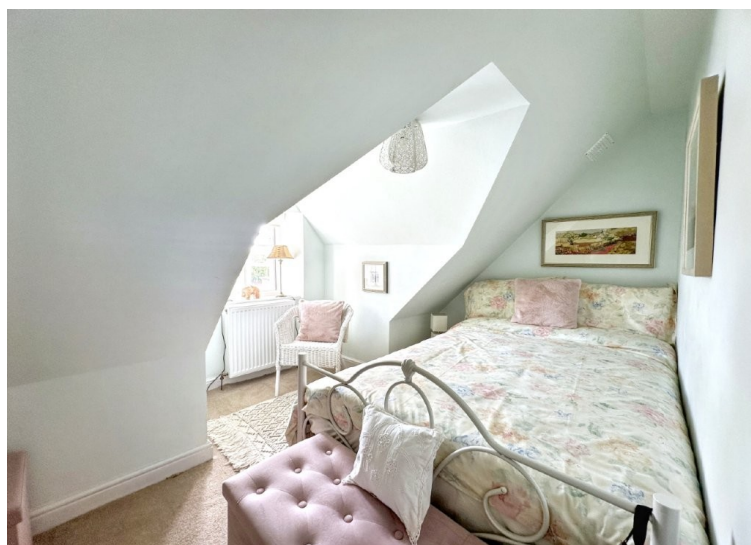
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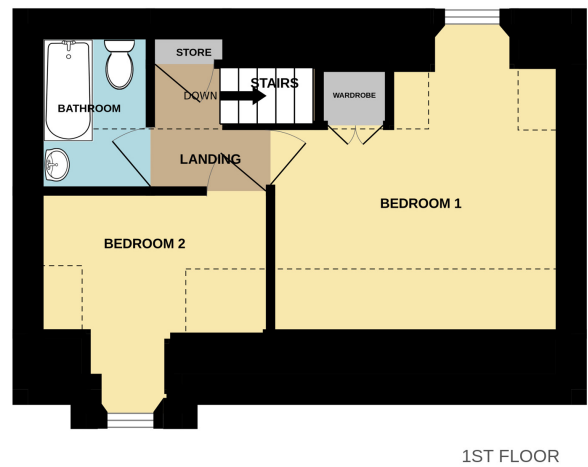
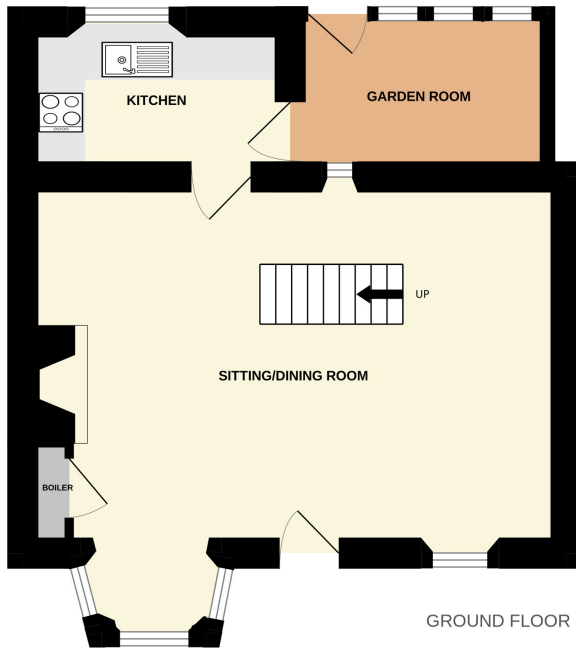
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FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- LIVING / DINING ROOM (6.99M X 4.84M) including stairs
- KITCHEN (3.22M X 1.91M)
- LANDING (L-SHAPED)
- BEDROOM 2 (3.32M X 2.72M) at widest
- BAY WINDOW (2.25M X 1.02M) at widest
- GARDEN ROOM (3.20M X 2.09M)
- BEDROOM 1 (4.71M X 3.51M) at widest
- BATHROOM (2.41M X 1.36M)

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 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 laser 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.



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