



## Eildon Cottage, Longformacus, TD11 3PB



Offers Over £385,000

- Detached Extended Cottage
- Living Room with Bay Window
- Sunroom / Utility Area
- Gated Private Parking Area
- Further Business Potential
- 5 Bedrooms & 4 Bathrooms
- 2 Kitchens & Dining Room
- Oil Fired Heating & 2 Multi-Fuel Stoves
- Extensive Private Garden Grounds
- Subject to Relevant Permissions

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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## LOCATION:

Longformacus is a small village in the Scottish Borders, nestled in the Lammermuirs on the Southern Upland Way. Longformacus is located approx. 6 miles from Duns, where there is a good selection of services and amenities. The village is known for its picturesque rural setting and historic charm, offering visitors a glimpse into traditional Scottish countryside life. The village is surrounded by scenic landscapes, making it a peaceful destination for those seeking a quiet retreat.

## DESCRIPTION:

Eildon Cottage is an expansive 5-bedroom cottage that sits in its own grounds which extend to approx. 1/2 acre, offering a great deal of privacy. This traditional cottage has been sympathetically extended to a large family home, with the flexible layout creating an option for a granny annexe. The property, in years gone by, has served as a Post Office and Post Master's house, a bed & breakfast, and a tearoom. Currently a family home, the property offers great potential for a business opportunity (subject to relevant permissions), as it is ideally located on the popular Southern Upland Way. Viewing is highly recommended to appreciate the potential and space this property has to offer.

## EXTERNALLY:

The property is set back from the road in an elevated position within its own grounds. To the front, there is a gated drive with block-paved parking and a pedestrian gate. The front garden is mainly laid to lawn with a retaining wall and hedge giving maximum privacy from the road. The rear garden is on an incline with a patio area directly accessible from the living room. The garden is already showing signs of the change in seasons and will soon flourish in its annual summertime bloom. The present owners purchased additional garden ground which is mainly laid to grass, making it a great addition for children, pets, or even a promising market garden.

## SERVICES:

Mains Electric, Water & Drainage. Oil Fired Central Heating. 2 Multi-fuel Stoves.

## 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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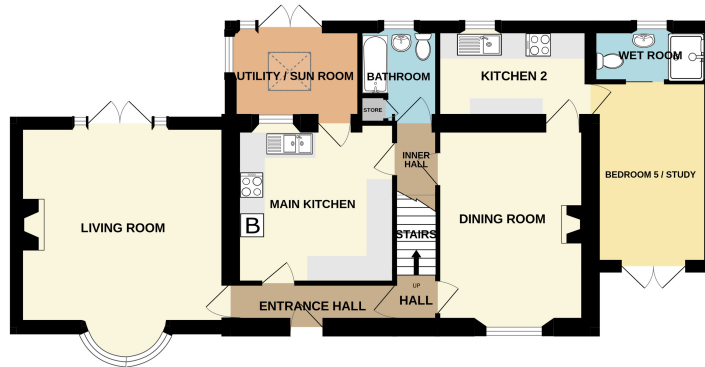
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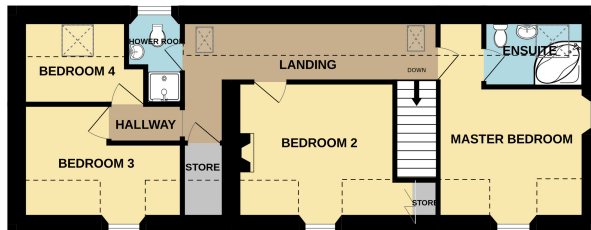
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## FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



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:

- ENTRANCE HALL (3.80M X 1.05M)
- LIVING ROOM 5.58M X 5.54M) not including bay
- INNER HALLWAY (1.28M X 1.11M)
- BATHROOM (2.24M X 2.23M)
- KITCHEN 2 (3.50M X 1.91M)
- WET ROOM (2.47M X 1.26M)
- MASTER BEDROOM (4.91M X 3.76M) at widest
- BEDROOM 2 (3.79M X 3.35M)
- BEDROOM 3 (4.92M X 2.83M) at widest
- INNER HALL TO STAIR (1.26M X 1.01M)
- KITCHEN (3.76M X 3.76M)
- STUDY / ANNEXE BEDROOM (4.42M X 2.47M)
- DINING ROOM (4.83M X 3.68M)
- STUDY / ANNEXE BEDROOM (4.42M X 2.47M)
- LANDING (6.53M X 1.54M)
- EN-SUITE BATHROOM (2.63M X 1.44M)
- HALL TO BED 3 & 4 (1.96M X 0.91M)
- BEDROOM 4 (3.92M X 2.75M) at widest

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