2 Crumstane Farm Cottages, Duns, TD11 3LS



Offers Over £195,000

- Terraced Cottage
- Spacious Living Room
- Dining Nook / Study
- Garden to Front & Rear
- Rural Location
- Three Double Bedrooms
- Kitchen & Bathroom
- Ample Storage
- Oil-Fired Central Heating
- Close to Duns

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Interested In viewing this property?

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LOCATION:

Crumstane Farm enjoys a rural setting amidst the rolling countryside of Berwickshire, approximately 2 miles north-east of the centre of the historic market town of Duns. Duns provides an excellent range of local facilities including independent shops, a co-op supermarket, cafes, restaurants, medical centre, primary and secondary schooling, leisure centre and a variety of sporting and recreational clubs. The town is also home to the historic Duns Castle Estate and the Jim Clark Motorsport Museum, reflecting the area's rich heritage. The surrounding Borders countryside offers exceptional opportunities for walking, cycling, horse riding and field sports, with nearby attractions including the Lammermuir Hills, the Berwickshire coastline and the River Tweed, renowned for its salmon fishing. The property is well positioned for commuters, with the A1 providing excellent road links north to Edinburgh and south to Berwick-upon-Tweed and Newcastle. Berwick-upon-Tweed railway station, approximately 14 miles away, offers regular East Coast Main Line services to Edinburgh, Newcastle and London King's Cross, making the area an attractive choice for those balancing rural living with wider connectivity.

DESCRIPTION:

2 Crumstane Farm Cottages is a charming mid-terraced Category C Listed cottage, dating from 1882, that combines traditional Scottish character with comfortable modern living. Situated in a rural setting near Duns in the heart of the Scottish Borders, the property forms part of an attractive row of historic estate cottages, renowned for their distinctive sandstone architecture and timeless appeal. Offering well-proportioned accommodation with three bedrooms, the cottage retains a wealth of original features, including attractive sandstone construction, open beamed ceilings, traditional sash and case windows, decorative gables and a variety of period details that reflect its heritage. Sympathetic later additions have enhanced the home while preserving its original character, creating a warm and inviting living environment. The property further benefits from generously sized rooms, a modern family bathroom and oil-fired central heating, providing year-round comfort. Surrounded by the beautiful Berwickshire countryside, yet within easy reach of Duns and local amenities, this delightful cottage presents an excellent opportunity to enjoy the tranquillity and charm of rural Borders living in a characterful period home.

EXTERNALLY:

The cottage benefits from a front garden enclosed by a charming picket-style fence, featuring a lawn and a selection of mature shrubs, offering a wonderful blank canvas for landscaping or personalisation. To the rear, the enclosed garden enjoys a high degree of privacy and benefits from a right of access around both neighbouring properties. Predominantly laid to lawn, it also houses the external oil tank and an external boiler, while enjoying attractive open views across the adjoining fields, creating a peaceful outdoor setting.

SERVICES:

Mains Electric and Water. Shared Septic Tank Drainage. Oil-Fired Heating.

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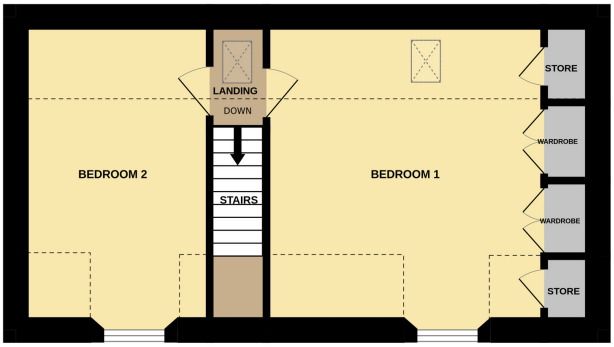
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FLOOR PLAN:



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:

- HALL (L-SHAPED)
- KITCHEN (4.08M X 2.46M)
- DINING NOOK / STUDY (3.03M X 1.75M)
- LANDING (1.52M X 0.90M)
- BEDROOM 2 (4.90M X 2.89M)
- LIVING ROOM (4.98M X 4.09M) at widest
- BATHROOM (2.43M X 1.47M)
- BEDROOM 3 (2.84MX 2.67M)
- BEDROOM 1 (5.23M X 4.99M) including wardrobes

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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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