



2 Station Gardens, Cornhill-on-Tweed, TD12 4TS



- Link-Detached Bungalow
- Breakfasting Kitchen
- Integral Garage & Driveway Parking
- Enclosed Rear Garden
- 2 Double Bedrooms & Bathroom
- Living Room with Stove
- Oil Heating & Double Glazing
- Quiet Cul-de-sac Location

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Interested In  
viewing this property?

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### LOCATION:

Cornhill-on-Tweed is a picturesque Northumberland village nestled just a mile from the Scottish border town of Coldstream. Surrounded by rolling countryside and set near the banks of the River Tweed, it offers a small village lifestyle with excellent access to both Berwick-upon-Tweed and the wider Scottish Borders. Steeped in history, the village features notable landmarks such as St Helen's Church and the Grade II\* Listed Cornhill House, which is a private residence. Its rich heritage, combined with scenic walking routes and nearby salmon fishing on the Tweed, makes it ideal for lovers of the outdoors. Amenities include a welcoming village shop and post office, as well as the highly regarded Collingwood Arms, an elegant country inn offering food, drink and accommodation. The nearby towns of Coldstream and Berwick provide further shopping, schools and transport links.

### DESCRIPTION:

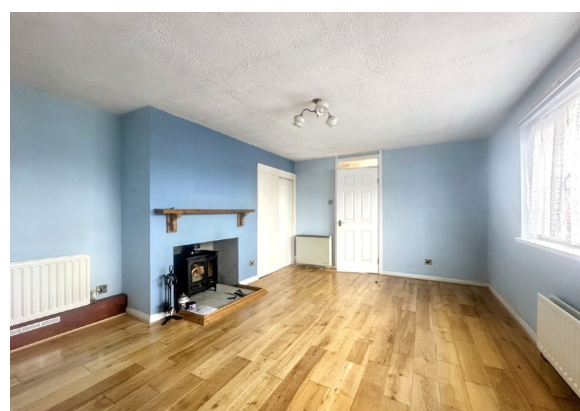
A charming brick-built link-detached bungalow set in a quiet cul-de-sac. This well-presented two-bedroom bungalow offers a fantastic opportunity for buyers seeking a comfortable home with scope to add their own style. Lovingly cared for by the same family since new, the property has already benefitted from major renovations and is structurally sound throughout. Step inside to find a welcoming living room with engineered oak flooring and a cosy wood-burning stove, perfect for relaxing evenings. The neatly fitted kitchen is both functional and well maintained, with direct access to the integral garage – ideal for convenience and additional storage. Further features include double glazing, oil-fired central heating and tiled bathroom. While some light cosmetic updating could enhance its full potential, this property offers a solid foundation in a desirable setting – making it a rare gem for downsizers, first-time buyers or those looking for a peaceful retreat.

### EXTERNALLY:

Situated in a quiet cul-de-sac on a small grass embankment with a scattering of mature trees. An enclosed garden surrounds the property with a neat fence for privacy. The rear garden has a shed and the oil tank. To the rear there is driveway parking leading to the single integral garage.

### SERVICES:

Mains Electricity, Water & Drainage. Oil-Fired Heating. Wood-burning Stove.



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FLOOR PLAN:

## GROUND 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 (5.00M X 1.46M) at widest
- BEDROOM 1 (3.89M X 2.94M)
- LIVING ROOM (4.79M X 3.83M) at widest
- INTEGRAL GARAGE (6.69M X 3.03M)
- BEDROOM 2 (3.43M X 2.96M) at widest
- BATHROOM (2.10M X 1.68M)
- BREAKFASTING KITCHEN (4.09M X 2.97M)

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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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your property and provide you with an accurate price.  
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