





McEwan Fraser Legal

Solicitors & Estate Agents

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Riverside Cottage

LONGFORMACUS, DUNS, TD11 3PE

LONGFORMACUS

Riverside Cottage is in a tranquil setting of Longformacus which sits within the grouse moors and farmland of the Lammermuir hills in a quiet area, overlooking the Watch & Dye Rivers. Situated high on the bank of the Dye Water by the bridge, with single-bank trout fishing and on the 'Southern Upland Way', the area is ideal for walkers. Other local activities include riding, swimming, sailing & golf as well as most other indoor and outdoor sports. Shooting of both driven Grouse and Pheasant is also readily available.

With no immediate neighbours, Riverside Cottage is in a peaceful location and situated a commutable fifty five minutes south of Edinburgh and is seven miles from Duns, which is the nearest town. Duns has a full variety of amenities available including, shops, chemist, garages, Post Office, banks, pub/restaurants, Coffee shops, hairdressers/barbers as well as a local hospital & GP health centre.



Local Area

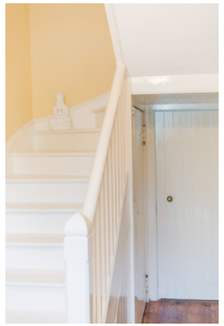














RIVERSIDE COTTAGE

A charming, detached stone-built cottage in the picturesque village of Longformacus, providing a comfortable three bedroom family home, ideal as a family home or holiday.

The cottage is presented in walk-in condition. The part glazed timber front door opens into the hallway providing subsequent access to the family lounge, dining room and stairway leading the first floor. The comfortable family living room, with deep recessed windows to front and side, overlooking the garden to the burn (Dye Water), with a feature fireplace boasting an "AGA", enamelled multi-fuel stove sitting on a stone hearth and complementary oak chimney piece. The dining room featuring an "Arrow" cast iron multi-fuel stove, with a tiled hearth and an ornate painted timber chimney piece there is a wide feature archway to the kitchen.

The spacious family kitchen, featuring an attractive modern range of base and wall mounted units with marble-effect worktops. There is a fitted "Neff" ceramic hob and electric oven with cooker hood over. By the windows is a black, granite-effect 1.5 bowl sink and drainer and a washing machine.

The property also features a WC at the rear of the hallway, a very spacious master bedroom and a fantastic traditional style bath; a further two double bedrooms, and completing the accommodation is a three piece family bathroom, finished in white, with electric shower over bath.

The well-stocked garden extends around the front and one side of the property to the burn, where the boundary is in the middle and gives trout fishing rights. There is a large timber shed, a lean-to brick built shed, concealed LPG tank and a variety of flower beds, shrubs and trees.

The property further benefits from ample off-street parking and an LPG fired combination boiler for central heating and hot water.













"...the comfortable family living room, with deep recessed windows to front..."

KITCHEN/DINER





















THE BEDROOMS















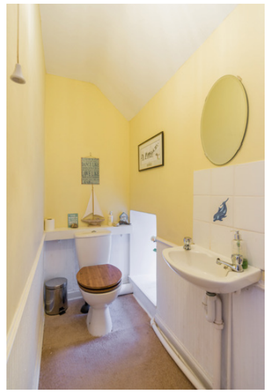


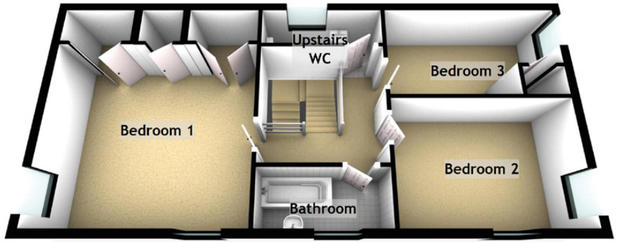


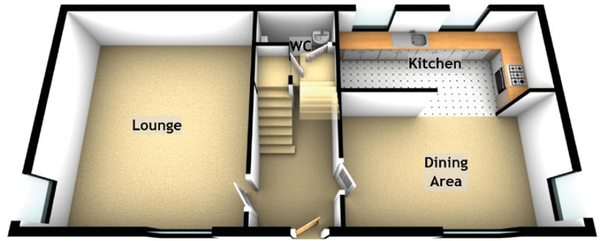
BATHROOM & WC'S











Approximate Dimensions
(Taken from the widest point)

Lounge	5.24m (17'2") x 4.66m (15'3")
Kitchen	4.98m (16'4") x 1.91m (6'3")
Dining Area	4.98m (16'4") x 3.08m (10'1")
Bedroom 1	4.69m (15'5") x 4.58m (15')
Bedroom 2	4.09m (13'5") x 2.86m (9'5")
Bedroom 3	4.40m (14'5") x 2.22m (7'3")
Bathroom	2.88m (9'5") x 1.27m (4'2")
WC	1.93m (6'4") x 0.88m (2'11")
Upstairs WC	2.88m (9'5") x 0.90m (2'11")

Gross internal floor area (m^2) - 136m^2

EPC Rating - F

Extras
(Included in the sale)

All fixtures, fittings, carpets, curtains and integrated kitchen appliances.

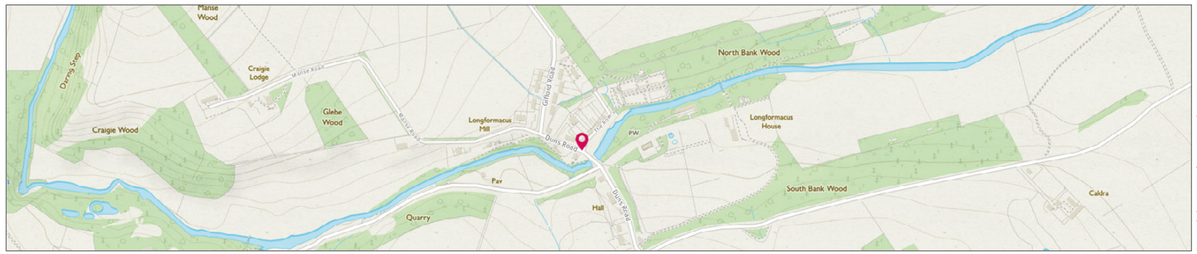


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Part Exchange Available

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GOLD
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