



## 3-6 Primrosehill

Duns, Scottish Borders, TD11 3TL

**Offers Over £495,000**

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A fantastic opportunity to purchase 3-6 Primrosehill Cottages near Duns, which is located in a rural setting with fine open views of the surrounding countryside. Currently the properties are three separate sandstone cottages, creating the opportunity to generate a rental income, or for multi-generational families to live next to each other. The cottages are set with large informal gardens and grounds, with lawns with private sitting areas, vegetable plots and fruit trees.

The current owner has converted 3-4 Primrosehill Cottages into one dwelling, which has spacious living accommodation with many of the original features and character. The interior comprises a large breakfasting kitchen with bespoke oak units and a large inglenook fireplace with a multi-fuel stove. There is a useful utility room, a sitting room with a beamed ceiling and the original stove and a downstairs shower room. On the first floor is a lounge/bedroom with a vaulted ceiling and large velux windows making it bright and airy. There is a further double bedroom and a bathroom on this level.

Cottage 5 has a living room, a fitted beechwood kitchen with appliances and a bathroom. On the first floor are two double bedrooms and a shower room. Number 6 has a living room, a cloakroom and the original kitchen is housing the Biomass boiler. On the first floor are two double bedrooms.

The cottages have full central heating with a Biomass boiler and solar panels.

In summary, these charming cottages present a wonderful opportunity for those looking to embrace a peaceful lifestyle in a stunning setting. Whether you are seeking a permanent home, or for investment properties, these attractive cottages are sure to impress. Contact our Berwick-upon-Tweed office to arrange a viewing.





## Cottage 3-4

### Entrance Hall

Entrance door at the front of the cottage giving access to the hall, which has a window at the front and rear and stairs to the first floor landing. Central heating radiator and a beamed ceiling.

### Kitchen/Breakfast Room

15'4 x 20'7 (4.67m x 6.27m)

A large kitchen/breakfast room with stripped pine flooring and a beamed ceiling with recessed ceiling spotlights. Stone-built inglenook fireplace with a multi-fuel stove sitting on a limestone hearth and a built-in shelved alcove at the side with cupboard space below. Bespoke fitted oak kitchen units with wall and floor cupboards, granite and wooden worktop surfaces, two glass display cabinets and a one and a half bowl stainless steel sink and drainer. Four-ring ceramic hob with a cooker hood above and a built-in oven and microwave/oven. Two windows to the rear with working shutters, recessed ceiling spotlights, one central heating radiator.

### Utility Room

6'8 x 13'3 (2.03m x 4.04m)

Glazed entrance door giving access to the rear garden, the utility room has a limestone flagged floor, a cloaks hanging area and pearwood base storage cupboards with a stainless steel sink and drainer. Recess housing the hot water tank.

### Shower Room

4'9 x 9'9 (1.45m x 2.97m)

Fitted with a quality white three-piece suite which includes a double shower cubicle with an electric shower, a toilet and a wash hand basin with a vanity unit below. Heated towel rail and recessed ceiling spotlights.

### Sitting Room

15'5 x 11'9 (4.70m x 3.58m)

A spacious dual aspect reception room with a window to the front and rear and a beamed ceiling with recessed ceiling

spotlights. Original range fireplace with a built-in alcove to the side. Central heating radiator.

### First Floor Landing

10'5 x 19'5 (3.18m x 5.92m)

With a skylight at the front, a built-in double cupboard and useful eaves storage. Central heating radiator.

### Lounge/Bedroom

15'4 x 17'7 (4.67m x 5.36m)

This superb multipurpose room has a vaulted ceiling with two large double velux windows to the rear making it a bright and airy room. Stripped pine flooring, two central heating radiators and recessed ceiling spotlights.

### Bathroom

5'5 x 6'6 (1.65m x 1.98m)

Fitted with a quality white suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a vanity unit below and a shelf and medicine cabinet above. Skylight at the rear, a heated towel rail, recess storage for towels and a wall fan heater.

### Bedroom

15'5 x 8'4 (4.70m x 2.54m)

A double bedroom with a vaulted ceiling and double velux window to the rear. Stripped pine flooring, recessed ceiling spotlights and a central heating radiator.

## Cottage 5

### Entrance Hall

18'3 x 3'4 (5.56m x 1.02m)

Partially glazed door giving access to the hall which has a tiled floor and stairs to the first floor landing with a large understairs cupboard. Useful storage cupboard and a central heating radiator.

### Living Room

15'6 x 12'6 (4.72m x 3.81m)

A spacious reception room with a double window at the front, painted wooden flooring and a central heating radiator.



## Bathroom

5'7 x 5'9 (1.70m x 1.75m)

Fitted with a white suite which includes a wash hand basin below the frosted window to the rear, a toilet and a bath with a shower and screen above. Heated towel rail.

## Kitchen

7'8 x 13'6 (2.34m x 4.11m)

Fitted with a range of pearwood wall and floor units with beech worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the double window to the rear, there is also a further single window. Plumbed dish washing and an automatic washing/drying machine, a built-in oven, four ring electric hob with a cooker hood above. Built-in airing cupboard housing the hot water tank. Heated towel rail and an entrance door to the rear garden.

## First Floor Landing

10'3 x 4'9 (3.12m x 1.45m)

Skylight at the front and access to the loft.

## Bedroom 2

11'2 x 7'8 (3.40m x 2.34m)

A double bedroom with a window to the rear and a central heating radiator.

## Bedroom 1

17'6 x 11'6 (5.33m x 3.51m)

A large double bedroom with a double window at the front with countryside views and an attractive cast iron fireplace with a tiled inset. Central heating radiator.

## Shower Room

6'2 x 5'2 (1.88m x 1.57m)

Fitted with a white three-piece suite which includes a wash hand basin with a vanity below and a shaver light and socket above, a corner shower cubicle and a toilet. Heated towel rail and an extractor fan.

## Cottage 6

## Entrance Hall

17'9 x 4'3 (5.41m x 1.30m)

Partially glazed entrance door to the hall with stairs to the first floor landing with an understairs cupboard and a storage cupboard. Central heating radiator.

## Cloakroom

6'1 x 5'9 (1.85m x 1.75m)

Fitted with a toilet and a wash hand basin below the frosted window to the rear.

## Living Room

16'2 x 11'7 (4.93m x 3.53m)

A generous sized reception room with a double window to the front and a built-in shelved recess. Tiled fireplace.

## Store Room

9'3 x 8'2 (2.82m x 2.49m)

Containing the Biomass boiler, this room was originally the kitchen for the cottage and has been divided into two to create a store room for the fuel for the boiler. Double window to the rear and an entrance door at the side.

## First Floor Landing

6'6 x 5'4 (1.98m x 1.63m)

Sky light at the front and access to the loft.

## Bedroom 1

18' x 11'6 (5.49m x 3.51m)

A large double bedroom with a double window at the front, a central heating radiator and an attractive original cast iron fireplace with a tiled inset.

## Bedroom 2

11' x 12'4 (3.35m x 3.76m)

Another good sized double bedroom with a window to the rear and a central heating radiator.

## Gardens

Generous gardens at the rear and side of the cottages which are laid down to informal lawns, vegetable plots, mature fruit trees and shrubberies. There are two





greenhouses. Parking at the frontside of the cottages on a gravelled driveway.

### **General Information**

All fitted floor coverings, dishwashers, washing/tumble dryer machine, refrigerators and freezers are included in the sale.

Services- Mains electric and water, drainage into a septic tank.

Heating- Biomass heating and solar panels.















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