

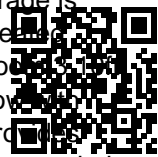


Sorry about the fact that there are no internal photos but this site limits them to 8mb and all my internals are 9mb or greater they can be viewed at mudhut.com

SCOTTISH BORDERS: A wonderful Southerly facing, detached rural 3 bedroom Cottage with substantial grounds set within the Grouse moors and Farmland of the Lammermuir hills in a quiet area, overlooking the Watch & Dye Rivers and with no immediate neighbours this is a peaceful location

Conservatory/ Reception room 13ft 11in x 8ft 6 in (4.25m x 2.6m) The property is entered via a substantial Conservatory/Reception room which has views across the valley, the Watch Water River and adjacent pastures, the room has tiled flooring with under floor heating and a double centrally heated radiator. Lounge 16ft 5in x 11ft 6in (5.0m x 3.5m) The carpeted Lounge is of a generous size and faces the front of the property, there are two large double glazed windows overlooking the gardens and the fields of grazed pasture beyond, there are two double centrally heated radiators and the room also features a multi-fuel stove. Kitchen 10ft 10in x 9ft 10in (3.3m x 3.0m) The kitchen offers both storage at both high & low levels as well as a large free standing unit, there is a solid granite worktop surrounded with a tile splash back, the worktop is completed with a Belfast sink and mixer tap and an inlay draining section, Washing machine and a Dishwasher, there is an inbuilt double electric oven, as well as an electric hob with an overhead extractor fan unit and ample appliance electrical sockets. A large double glazed window with a sunny outlook overlooks grazed pasture and moor land. Bedroom 1 14ft 9in x 8ft 6in (4.5m x 2.6m) The master bedroom has a very large double glazed window offering a pleasant south/westerly outlook, storage is provided by two double and one single wardrobe, the bedroom has a large double centrally heated radiator and is carpeted throughout, the wardrobes are included in the sale. Bedroom 2 9ft 10in x 8ft 2in (3.0m x 2.5m) This double bedroom is located to the

front of the property overlooking the top gardens and the fields of grazed pasture beyond, storage is included in the same. Bedroom 6ft 7in x 6ft 7in (2.0m x 2.0m) has a large centrally heated radiator, the wardrobe is included in the same. Bathroom 6ft 7in x 6ft 7in (2.0m x 2.0m) has a three piece white suite comprising a V.C. Hand Basin and a P-shaped bath incorporating a shower, the bathroom is both tiled on the walls and the floor, the room has under floor heating and a single centrally heated radiator, there is a ceiling mounted extractor unit and a triple led spotlight, the views via the double glazed window are across the valley, the Watch water river and to the pasture land beyond. Utility Room 7ft 10in x 6ft 7in (2.4m x 2.0m) A solid stone floor utility room with a through wall vent to support a tumble



SCOTTISH BORDERS A wonderful detached 3 bedroom rural cottage in a quiet peaceful area with a quiet setting. Double garage. Tumble

dryer, the room is currently used for storage and a secondary Fridge/Freezer. Garage 23ft 7in x 7ft 10in (7.2m x 2.4m) The house benefits from a centrally heated (double radiator) integral garage which has a variety of possible uses, currently utilised as a workshop for DIY purposes and storage. Mews 24ft 7in x 9ft 3in (7.5m x 2.8m) These solidly built outbuildings were designed as chambers for Falcons, the floor is of solid concrete construction with external stone blocks, and the mews could easily be converted to suit a horse, dogs or other livestock. Longwing Cottage was a former Waterman's cottage, the Waterman controlled the drinking water via the now unmanned neighbouring filter works, the water is supplied via the Watch Water reservoir which is a short walk away and offers Trout fishing from bank and boat as well as fantastic bird watching including an annual visit from the Osprey. Our three children have been born and raised here enjoying the expanse and beauty of the surrounding countryside. The local primary & secondary schools are situated in Duns and the children are collected and dropped off at the front door via the School bus each.