



4 Lammermuir Cottages, Cranshaws, TD11 3SJ



- Semi-Detached Bungalow
- Kitchen / Diner
- Bathroom
- Ample Storage
- LPG Central Heating

- Living Room
- 3 Double Bedrooms
- Sunroom & Utility Storage
- Triple Glazed Windows
- Rural Village Location



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LOCATION:

Cranshaws is a charming rural village with a refurbished community hall and the quaint Cranshaws Kirk. It features a beautiful 5km community walkway and a fruit orchard, funded by CELCA, the community fund from the Lammermuir Hills wind farms. Situated in the Scottish Borders on the B6355, approximately 10 miles northwest of the thriving town of Duns, the village offers a peaceful setting with access to local amenities. Duns itself provides shops, restaurants, and excellent recreational facilities. Other amenities available there include a medical centre, churches, petrol stations with vehicle repairs, an independent builder's merchant/garden centre, and various other businesses. The town also has several nurseries, a state-of-the-art high school, and a primary school that opened in 2017. A school bus runs through Cranshaws, transporting children to both schools. The surrounding countryside is popular for trout fishing in lochs and rivers, as well as grouse and pheasant shooting on nearby estates. Dunbar, approximately 15 miles north, offers a wider range of amenities, including a train station on the East Coast Main Line, providing easy access via the A1 and rail links to Edinburgh and beyond.

DESCRIPTION:

A rare opportunity to purchase a semi-detached bungalow in Cranshaws. Although this ex-local authority property could benefit from some updating, many of the major renovations have already been completed. These include triple-glazed windows and LPG central heating. The property has well-proportioned rooms, including a large living room, a kitchen/diner, a bathroom, and three double bedrooms. Additionally, outbuildings are linked to the house via a spacious sunroom, making them ideal for utility areas. This is a generous family home, perfect for those looking to put their own personal stamp on the property situated within this small rural community.

EXTERNALLY:

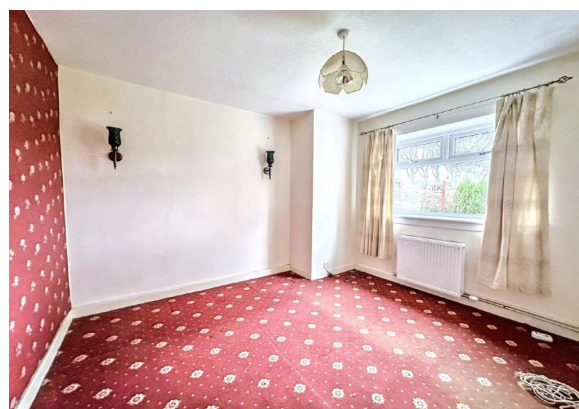
The property is set back from the B6355 by a large parking area. The expansive garden, once a hive of activity, wraps around the bungalow. The front and side gardens are enclosed and laid to lawn, with evergreen perennial shrubs and bushes, and a pathway leading to the main entrance at the side of the house. The rear garden is also a generous size, split into two sections by a pergola entwined with Clematis. It is mainly laid to grass, with some mature trees and bushes. This garden was previously a labour of love and could easily be restored to its former glory.

SERVICES:

Mains Electricity, Water & Drainage. LPG Heating.

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



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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:

- VESTIBULE (1.23M X 0.95M)
- BEDROOM 1 (4.47M X 3.03M) at widest
- BEDROOM 2 (3.40M X 3.34M) at widest
- LIVING ROOM (4.49M X 3.86M) at widest
- REAR HALL (1.99M X 1.47M)
- SUNROOM (5.21M X 2.64M)
- HALLWAY (5.43M X 1.79M) at widest
- BEDROOM 3 (3.36M X 2.92M)
- BATHROOM (2.22M X 1.71M)
- KITCHEN / DINER (3.92M X 2.92M)
- UTILITY CUPBOARD (1.86M X 1.08M)
- STORAGE ROOM (2.29M X 1.95M)

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