



Craw's Nest, Auchencrow, TD14 5LS



- Detached Modern House
- 4 Bedrooms (Master with En-suite)
- Ground Floor Shower Room
- Oil-Fired Heating & Solar Water
- Patio & Private Gardens

- Living Room with Stove
- Bright & Spacious Kitchen / Diner
- Family Bathroom & Utility Room
- Detached Garage & Drive Parking
- Views over Open Countryside

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viewing this property?

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## Craw's Nest, Auchencrow, TD14 5LS

### LOCATION:

Auchencrow is a charming small village located in East Berwickshire within the Scottish Borders with a strong sense of community. The village spirit is shown through initiatives like a community-run food exchange box, while the local pub enjoys an award-winning reputation. The property is situated approximately 2 miles from Reston, a slightly larger village that offers convenient access to the A1 and has a station on the East Coast Railway, making it an excellent choice for commuters.

### DESCRIPTION:

This architect-designed detached house, completed in 2017, is perfectly suited to its elevated plot, once home to a putting green, situated opposite The Craw Inn pub. The house boasts a bright and spacious layout, offering versatile accommodation, with the first-floor providing a bathroom and three bedrooms, whilst the ground floor includes a dining room that could easily serve as a fourth bedroom with a shower room just across the hallway. The rear, south-facing kitchen-diner is designed to capture natural light, making it a warm, welcoming space. Similarly, the large landing benefits from windows at both the front and rear, allowing light to flood through the home. The living room complete with wood-burning stove and windows to the front has doors leading out onto the patio in the rear garden. The property also has a utility room, family bathroom and en-suite shower room serving the master bedroom. This house is equipped with oil-fired central heating and solar water heating panels, enhancing both comfort and energy efficiency.

### EXTERNALLY:

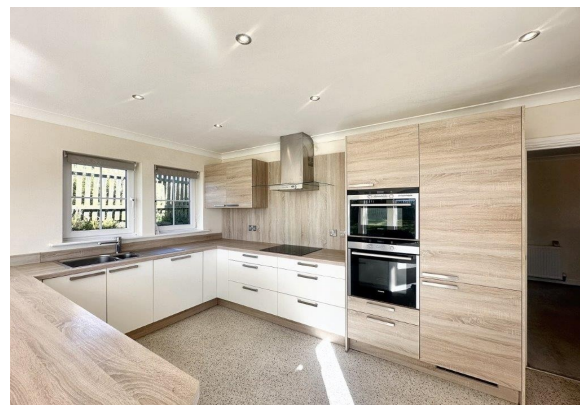
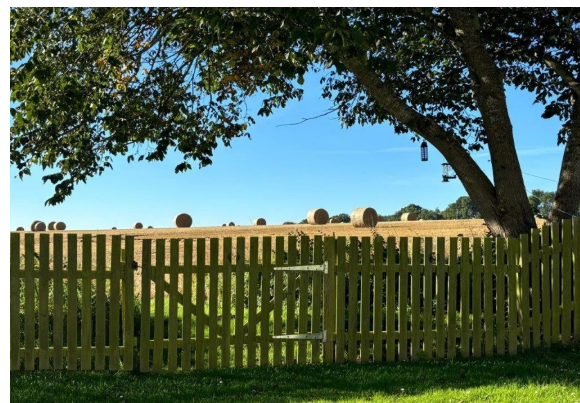
To the front there is a shared with the neighbouring property leading to a block-paved drive with parking leading to the detached garage. The house is set in an elevated position overlooking the street which makes up the small hamlet of Auchencrow. The rear enclosed garden is south facing and has a patio area with steps up to a garden which is mainly laid to lawn with open farmland beyond.

### SERVICES:

Mains Electricity, Water & Drainage. Oil-Fired Heating & Solar Hot Water.

### 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.



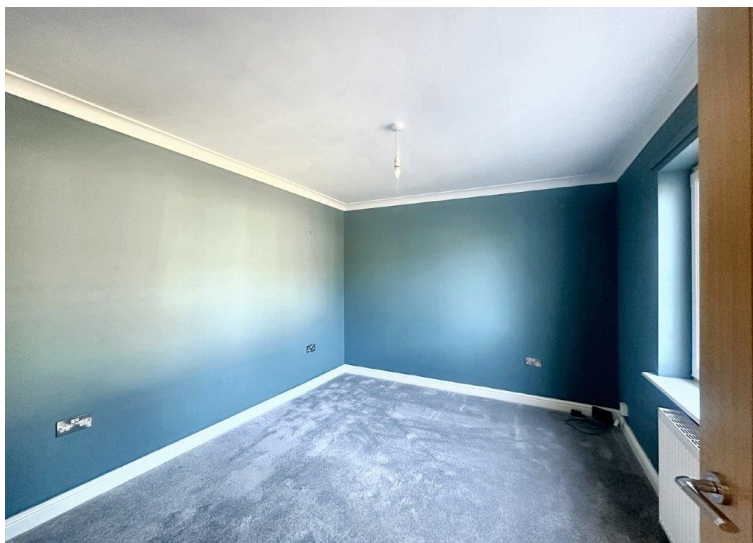
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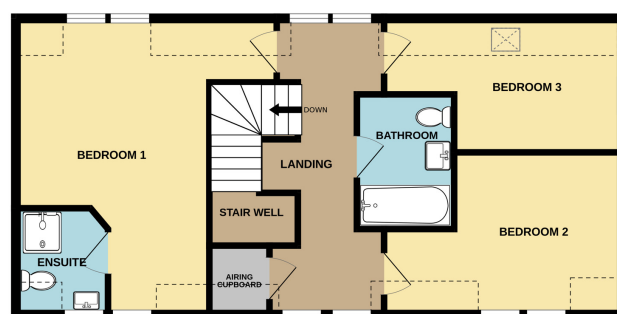
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## FLOOR PLAN:

GROUND FLOOR



1ST 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:

- PORCH (1.94M X 1.80M)
- LIVING ROOM (5.42M X 3.54M)
- KITCHEN / DINER (5.28M X 4.75M) at widest
- UNDERSTAIR CUPBOARD (2.74M X 0.91M)
- LANDING (5.41M X 1.70M) at widest
- EN-SUITE SHOWER ROOM (1.96M X 1.94M)
- BATHROOM (2.15M X 1.77M)
- HALL (4.06M X 3.02M) at widest
- SHOWER ROOM (1.74M X 1.69M)
- UTILITY ROOM (2.82M X 1.52M)
- DINING ROOM / BEDROOM 4 (3.49M X 3.04M)
- BEDROOM 1 (5.42M X 4.78M) at widest
- BEDROOM 3 (4.78M X 2.41) at widest
- BEDROOM 2 (4.78M X 2.87M) at widest

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