



## Milestone Cottage, Cornhill-on-Tweed, TD12 4UH



- Detached Bungalow
- Kitchen / Living Room
- Utility Room & Rear Hall
- Double Glazed Windows & Doors
- 2 Double Bedrooms
- Jack & Jill Bathroom
- Enclosed Rear Garden
- Bottled LPG Heating

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viewing this property?

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## LOCATION:

Cornhill-on-Tweed is a picturesque Northumberland village nestled just a mile from the Scottish border town of Coldstream. Surrounded by rolling countryside and set near the banks of the River Tweed, it offers a small village lifestyle with excellent access to both Berwick-upon-Tweed and the wider Scottish Borders. Steeped in history, the village features notable landmarks such as St Helen's Church and the Grade II\* Listed Cornhill House, which is a private residence. Its rich heritage, combined with scenic walking routes and nearby salmon fishing on the Tweed, makes it ideal for lovers of the outdoors. Amenities include a welcoming village shop and post office, as well as the highly regarded Collingwood Arms, an elegant country inn offering food, drink and accommodation. The nearby towns of Coldstream and Berwick provide further shopping, schools and transport links.

## DESCRIPTION:

A well-proportioned bungalow set on the Main Street in Cornhill-on-Tweed, offered in good decorative order throughout. The property features an entrance vestibule that opens into a spacious kitchen/living room, with a small utility room beyond. A rear hallway leads to the bedroom and a Jack and Jill bathroom, which also has direct access from Bedroom 1. French doors from the rear hallway open out to the private, enclosed garden.

## EXTERNALLY:

The property is accessed from the front directly off the street. A side gate provides access to the enclosed rear garden, which offers a peaceful retreat. French doors at the rear of the bungalow open onto a patio area, leading up to the main garden, which is mainly laid to lawn and features a large apple tree at its centre. The garden also includes a shed and a kennel.

## SERVICES:

Mains Electric, Water & Drainage. Bottled LPG.



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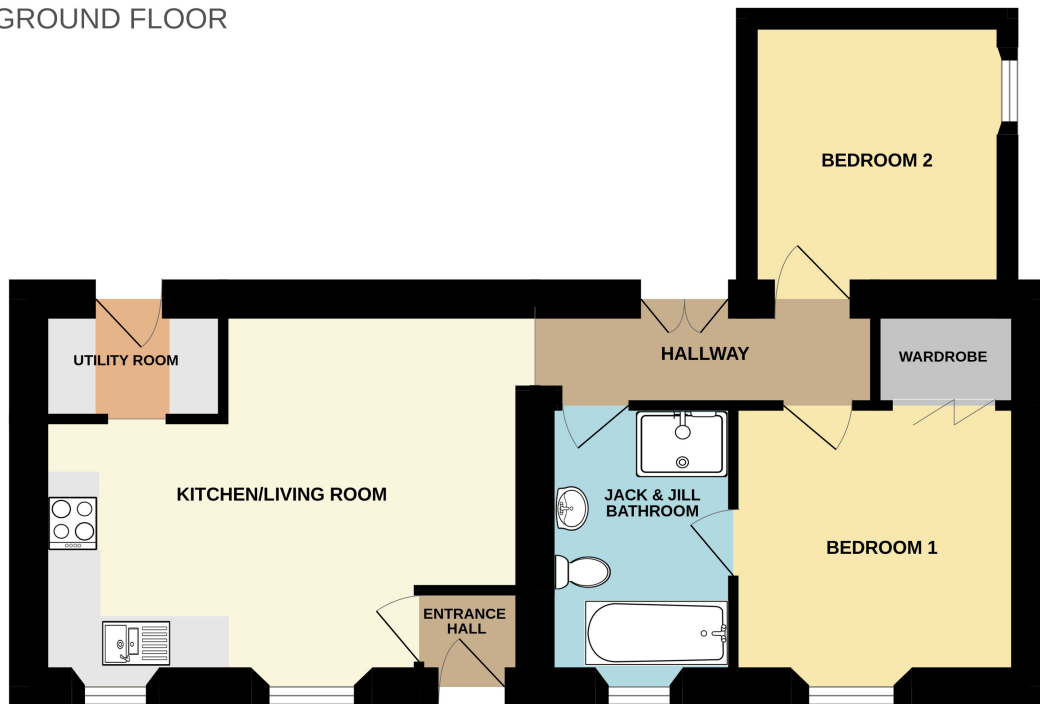
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## FLOOR PLAN:

### 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:

- ENTRANCE HALL (1.34M X 1.11M)
- UTILITY / REAR HALL (2.25M X 1.37M)
- JACK & JILL BATHROOM (3.22M X 2.28M)
- WARDROBE (1.79M X 1.00M)
- KITCHEN / LIVING ROOM (5.83M X 4.45M) at widest
- HALLWAY (3.88M X 0.99M)
- BEDROOM 1 (3.47M X 3.23M)
- BEDROOM 2 (3.21M X 3.00M)

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#### 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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