



St Kilda, Auchencrow, TD14 5LS



- Detached Family House
- Kitchen / Diner & Utility Room
- 2 Further Family Rooms
- Ground Floor Shower Room
- Rural Village Location

- 5 Bedrooms (Master with En-suite)
- Living Room with Wood-Burner
- Family Bathroom
- Integral Double Garage
- Views over Surrounding Fields

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### 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 which offers convenient access to the A1 and has a station on the East Coast Railway, making it an excellent choice for commuters.

### DESCRIPTION:

An extremely spacious five-bedroom detached family home, set in Auchencrow in the Scottish Borders, two miles from Reston, which has a station on the east coast main line. The property, in addition to five bedrooms, has three separate reception rooms and a large bright dining kitchen, ideal for family living. The property also features three bathrooms, a utility room as well as an integrated double garage, set on its own private plot with parking and a surrounding garden. Viewing is highly recommended to appreciate the space this house has to offer.

### EXTERNALLY:

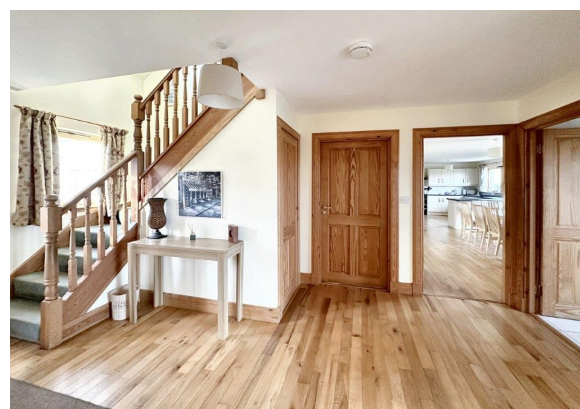
The property has a gated driveway leading to the parking and the double integral garage. The garden is bounded to the front with a traditional Scottish drystone dyke wall. The garden to the rear has a paved patio area directly leading from the house and then is mainly laid to grass which almost blends into the surrounding countryside. The garden is a blank canvas for keen gardeners.

### SERVICES:

Mains Electricity & Water. Septic Tank Drainage. Oil-Fired 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 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.



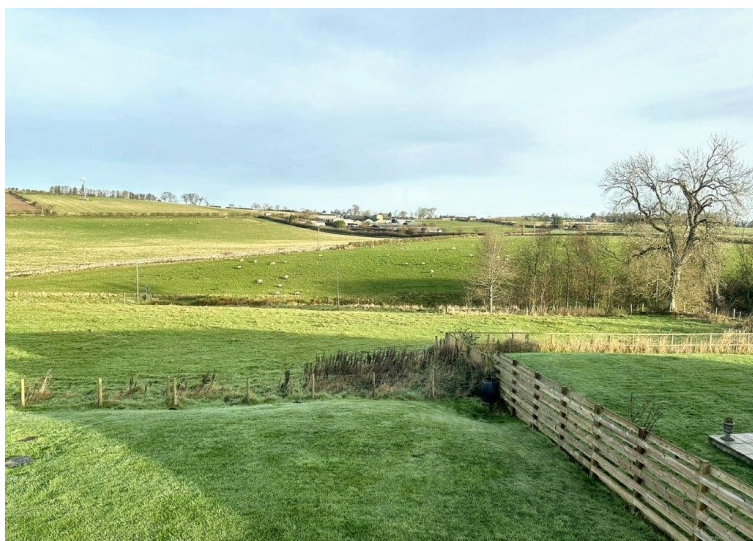
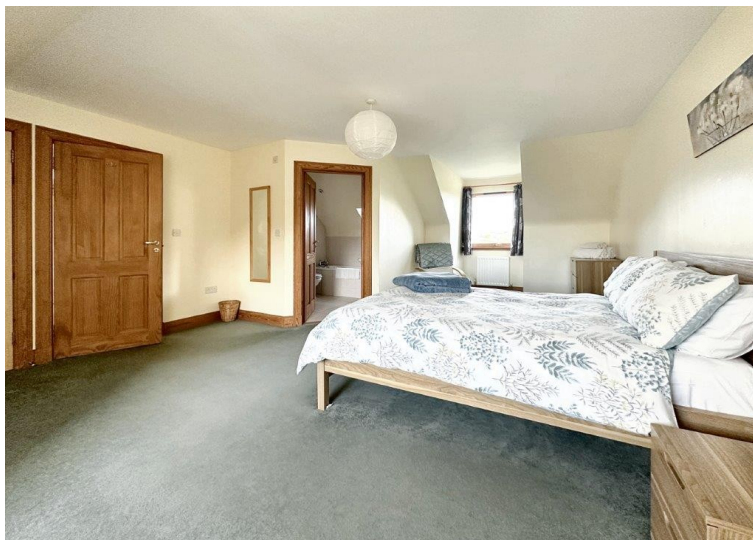
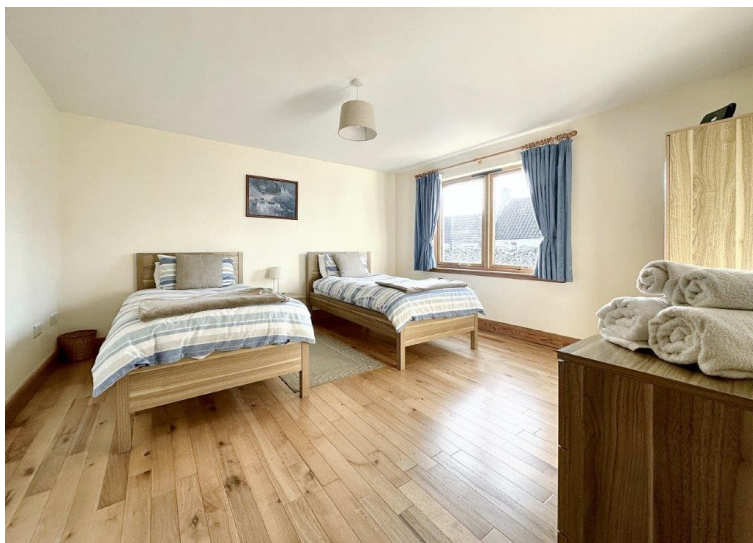
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FLOOR PLAN:

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:

- HALL (4.91M X 2.99M) at widest
- LIVING ROOM (5.25M X 3.92M) at widest
- KITCHEN / DINING ROOM :-
- DINING AREA (4.97M X 4.12M)
- UTILITY ROOM (3.36M X 2.60M)
- LANDING (6.37M X 3.42M) at widest
- EN-SUITE BATHROOM (2.54M X 2.49M)
- BEDROOM 4 (4.47M X 2.74M) at widest
- FAMILY / PLAY ROOM 2 (4.57M X 3.70M) at widest
- BEDROOM 5 (4.16M X 3.95M)
- SHOWER ROOM (2.94M X 1.87M) at widest
- KITCHEN AREA (5.27M X 3.36M)
- FAMILY ROOM (4.86M X 3.76M)
- INTEGRAL DOUBLE GARAGE (6.86M X 5.37M)
- MASTER BEDROOM (7.97M X 4.57M) at widest
- FAMILY BATHROOM (3.35M X 2.53M) at widest
- BEDROOM 2 (5.52M X 4.17M) at widest
- BEDROOM 3 (5.98M X 3.69M)

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