



Offers Over £260,000

- Terraced Stone-built House
- Kitchen / Diner & Dining Room
- 2 Spacious Double Bedrooms
- Integral Garage & Ample Storage
- Outbuilding & Greenhouse
- Living Room & Snug
- Utility Room & Washroom
- Family Bathroom & Shower Room
- South Facing Large Garden
- Stunning Views South

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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Greenview, Swinton, TD11 3JQ

LOCATION:

The property is nestled in the picturesque village of Swinton, near Duns in the Scottish Borders. This property offers a peaceful escape with stunning views of the surrounding rolling hills. Conveniently located on The Green, the village has a primary school, church, and a hotel: The Wheatsheaf. Swinton is almost equidistant from Coldstream and Duns, both offering a selection of amenities. Berwick is approximately 12 miles east and offers further amenities and transport links.

DESCRIPTION:

This terraced house, once an important property within the village, was commissioned by Lord Swinton for his estate manager, who was a mason, perhaps showing off his workmanship with the dressed stonework facade. A category C (S) listed building, it sits in a prominent position overlooking the village green. The house has had the living accommodation extended by converting the outbuildings and stables, restoring the original cast iron stalls for the horses to make a clever feature within the kitchen/diner. The accommodation is of spacious proportions with a large living room leading through to a cosy snug, following on to the dining room, and lastly into the kitchen/diner. The property also features 2 spacious double bedrooms (one with a dressing room), a family bathroom, a further shower room, washroom, utility room, and an integral garage.

EXTERNALLY:

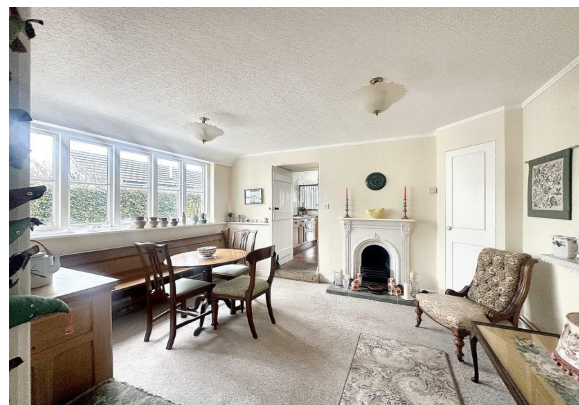
The garden is located at the rear of the property, facing south and bounded by the footpath that encircles the village. This spacious garden is a true haven for gardeners, offering ample potential for garden lovers. A gravel patio extends directly from the utility room, while a paved patio is accessible from the kitchen/diner. Additionally, there is a garden shed and a greenhouse, followed by the garden opening up beyond them, featuring a combination of planted raised beds and gravel walkways.

SERVICES:

Mains Electrics, Water & Drainage.

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.



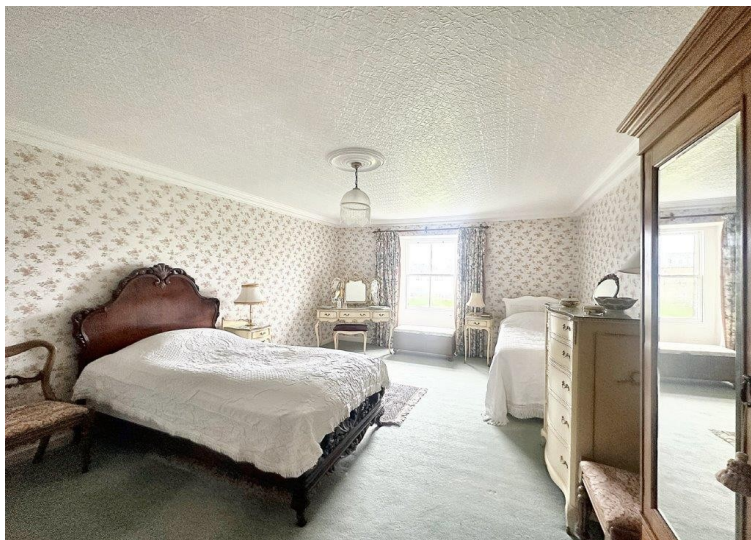
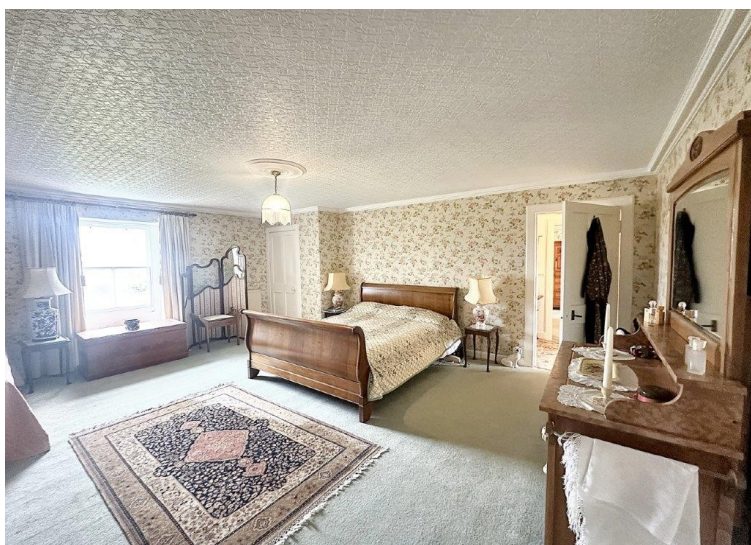
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FLOOR PLAN:



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 (1.55M X 1.04M)
- SNUG (3.75M X 3.60M) at widest
- KITCHEN / DINER (5.37M X 4.20M)
- STORE (1.19M X 0.92M)
- WASHROOM (2.47M X 1.64M)
- UTILITY ROOM (2.93M X 2.19M)
- HALLWAY FROM GARAGE (2.15M X 0.97M)
- BEDROOM 1 (5.80M X 4.91M)
- BATHROOM (2.65M X 1.79M)
- LIVING ROOM (4.93M X 4.43M) at widest
- DINING ROOM (4.01M X 3.49M)
- INNER HALLWAY (2.64M X 1.21M) at widest
- CUPBOARD (1.92M X 0.37M)
- SHOWER ROOM (1.78M X 1.63M)
- GARAGE (6.54M X 2.86M) 3.94M at widest
- LANDING (1.96M X 1.38M) at widest
- DRESSING ROOM (1.87M X 1.37M)
- BEDROOM 2 (5.82M X 3.91M)

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