



6 Edrom Newton Steading, Duns, TD11 3PU



Offers Over £400,000

- Exclusive Steading Conversion
- Spacious Lounge with Stove
- 5 Bedrooms (2 with En-suite)
- High Quality Fixtures & Fittings
- Large Corner Garden Plot
- Kitchen / Diner, Pantry & Utility Room
- Entrance with Gallery Landing
- WC, Shower Room & Bathroom
- Private Courtyard Patio Garden
- Category B Listed Stone Building

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk



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LOCATION:

The property sits in a rural location between Duns and Chirnside. Duns is approx. 3 miles away and has a good selection of shops, restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, gym and rugby, football and bowling club. Transport and getting around: the property is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west. Both these towns offer rail links to Edinburgh, the line from Berwick being the main East Coast Line. There is a bus service to both Berwick and Galashiels as well as other local destinations. By car, Edinburgh is approx. 52 miles, with Newcastle to the South being approx. 74 miles, with both cities offer excellent airport facilities.

DESCRIPTION:

A 5-bedroom family home which was successfully and sympathetically converted from a Category B listed impressive steading building. The property dates back to 1874 and has been designed to enhance the architectural features, and it is evident that the property has been finished to an extremely high quality throughout. This conversion offers a floor area extending to approx. 268 square metres and is stunning from the onset with the galleried entrance and landing, bright and airy vaulted dining area with conservation roof windows, and generally well-proportioned spacious rooms throughout this comfortable home. The high level of finishes includes oak doors, double-glazed sash and case windows, neat flooring, a kitchen with top-of-the-range fitted appliances and granite worktops, a wood-burning stove, and luxury bathroom fittings throughout. Viewing is highly recommended to appreciate the space and the true quality of this converted steading.

EXTERNALLY:

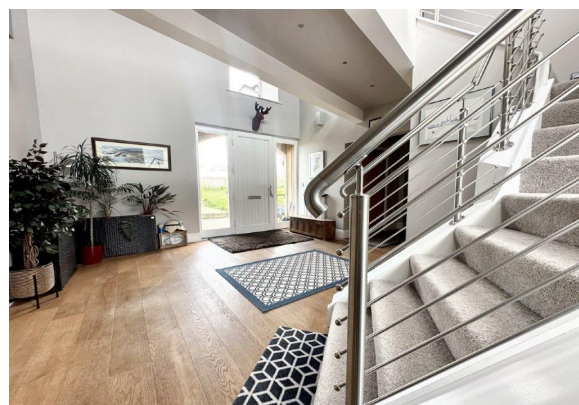
The curtilage of the eight properties that make up Edrom Newtown is well-maintained and managed. 6 Edrom Newton sits on the furthest corner from the road and has a sizeable corner plot which is mainly laid to grass with parking for several cars, a large garden shed and a sunroom in the corner perfect for the afternoon sunshine. The internal walled courtyard is mainly paved with gravel borders and is an ideal private space for alfresco entertaining with access direct from the kitchen / dining room with another doorway into the inner hallway leading to the ground floor bedrooms.

SERVICES:

Mains Electricity & Water. Tank LPG Gas & Septic Tank 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



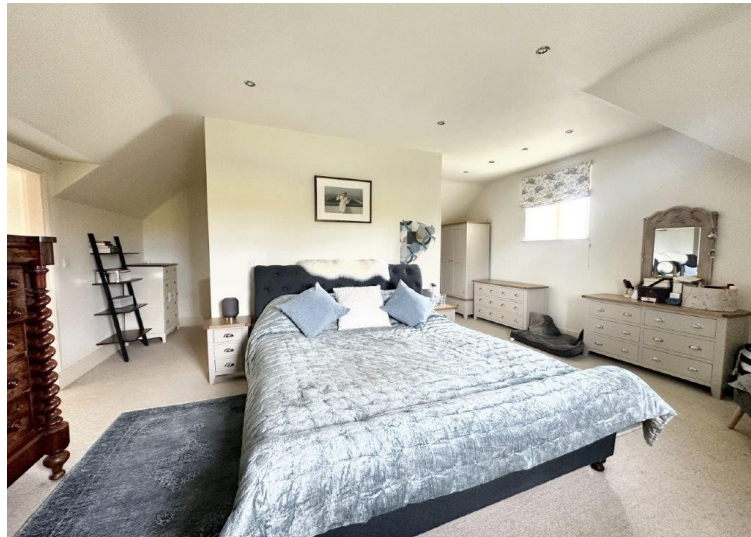
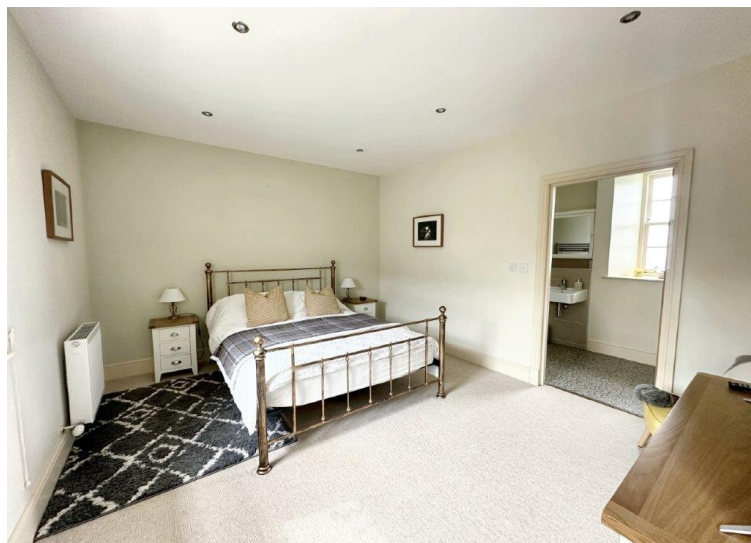
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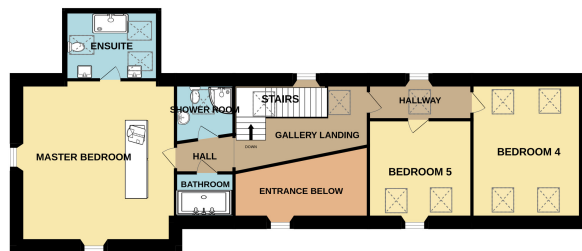
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FLOOR PLAN:

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:

- ENTRANCE HALL (5.16M X 4.32M) including stairs
- BOILER ROOM (1.76M X 1.35M)
- LIVING ROOM (6.04M X 5.82M) at widest
- PANTRY (2.22M X 1.47M)
- INNER HALL (3.84M X 1.13M)
- EN-SUITE SHOWER (4.20M X 1.51M) at widest
- GALLERY LANDING (5.16M X 3.40M) at widest
- BATHROOM (1.72M X 1.43M)
- EN-SUITE SHOWER (3.35M X 2.77M)
- BEDROOM 4 (5.29M X 4.22M)
- HALL (1.74M X 1.42M) at widest
- WC (2.06M X 1.75M) at widest
- KITCHEN / DINING ROOM (6.43M X 4.54M)
- UTILITY ROOM (2.21M X 1.48M)
- BEDROOM 2 (4.24M X 3.41M)
- BEDROOM 3 (3.87M X 3.84M)
- SHOWER ROOM (2.24M X 1.69M) at widest
- MASTER BEDROOM (6.28M X 5.85M) including wardrobes
- INNER HALL (3.82M X 1.53M)
- BEDROOM 5 (3.84M X 3.65M)

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