



Kirriemuir, Branxton, TD12 4SL



Offers Over £325,000

- Spacious Detached Bungalow
- Spacious Living / Dining Room
- Breakfasting Kitchen
- LPG Heating & Double Glazing
- Surrounding Gardens
- 3 Bedroom & Family Bathroom
- Conservatory
- Integrated Double Garage
- Block Paved Driveway Parking
- Stunning Village Location



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viewing this property?

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## LOCATION:

Branxton is a small and unspoilt village in rural Northumberland, set amid gently rolling Border farmland and renowned for its peaceful setting and strong sense of history. The village lies close to Flodden Field, the site of the 1513 Battle of Flodden, placing it at the heart of a landscape steeped in Anglo-Scottish heritage. Despite its tranquil, tucked-away feel, Branxton is highly practical for day-to-day living. While firmly located in England, its nearest amenities are just over the Scottish border in the attractive town of Coldstream, which offers a good range of local shops, cafes and essential services. The nearby Northumberland towns of Wooler and Berwick-upon-Tweed provide further shopping, schooling and transport links, combining rural seclusion with convenient accessibility. Branxton is therefore ideally suited to those seeking a quiet Border village lifestyle without compromising on everyday convenience.

## DESCRIPTION:

A spacious three-bedroom detached bungalow, finished in attractive light-facing brick, giving the property a charming and welcoming appearance. The accommodation comprises a generous living / dining room, a well-proportioned breakfasting kitchen, a large integral double garage which has ample space for utility area, three comfortable bedrooms and a spacious bathroom fitted with both bath and separate shower. The property also benefits from excellent storage throughout and a bright conservatory providing additional living space. Whilst the property would benefit from some cosmetic updating, it offers an excellent opportunity for buyers to personalise their new home.

## EXTERNALLY:

Kirriemuir is set within private, mature gardens and is accessed via gated entry leading to a large block-paved driveway, providing ample parking and access to the double garage. A substantial hedge borders the main street through Branxton, offering a high degree of privacy. The gardens are clearly a labour of love, featuring a wide variety of established planting throughout, although they would now benefit from some general maintenance and attention. The rear garden is equally private and enjoys attractive open aspects backing onto surrounding farmland. Additional features include a greenhouse, garden shed and an LPG tank, discreetly positioned within one corner of the garden.

## SERVICES:

Mains Electricity, Water & Drainage. LPG Heating.



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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.

## ACCOMMODATION:

- PORCH (2.02M X 1.50M)
- BEDROOM 1 (4.00M X 3.84M)
- BATHROOM (2.68M X 2.58M)
- CONSERVATORY (2.72M X 2.46M)
- BEDROOM 2 (3.38M X 3.36M)
- INTERGAL DOUBLE GARAGE (6.82M X 6.49M)
- HALLWAY (T-SHAPED)
- CUPBOARD (1.44M X 0.85M)
- LIVING / DINING ROOM (7.00M X 3.82M)
- BREAKFASTING KITCHEN (4.98M X 3.66M) at widest
- BEDROOM 3 (3.38M X 2.28M)

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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  
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