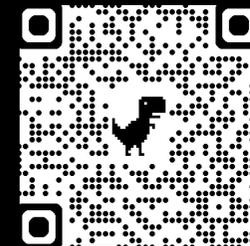


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Tweedsmuir

This beautifully presented two-bedroom detached stone-built cottage offers high-quality finishes throughout and combines traditional charm with modern living. Benefitting from oil-fired central heating, double glazing, a filtered water system, a spacious attic offering excellent storage or future potential, and a detached garage with integrated electric vehicle charging point, the property is well equipped for comfortable contemporary living. EPC - E.

Accommodation Overview

The property is entered from the rear into a welcoming entrance porch, providing access to a useful storage cupboard and the kitchen.

Kitchen – 3.63m x 3.12m

The recently fitted, modern kitchen enjoys a rear-facing aspect and features a stylish range of high-gloss white base and wall units. Integrated appliances include:

- Four-ring electric induction hob
- Gas hob
- Electric oven
- Space for additional utilities

Several upgraded USB sockets add convenience for modern lifestyles.

Living Room – 5.07m x 5.47m

The generously proportioned living room benefits from multiple aspect windows, allowing for excellent natural light. A charming log-burning stove creates a warm focal point. Doors lead to the conservatory entrance vestibule and the main hallway.

Conservatory

Accessed from the living room, the conservatory features tiled flooring and panoramic views, creating an ideal additional reception space for relaxing, dining or entertaining throughout the year.

Bedroom One – 3.79m x 3.17m complete with en-suite.

A spacious dual-aspect room with front and side windows, a large walk-in wardrobe, and a private ensuite shower room comprising WC, wash hand basin and shower.

En-Suite – 2.00m x 1.41m

Comprising WC, wash hand basin and shower enclosure.

Bedroom Two – 3.50m x 3.31m

A well-proportioned second bedroom ideal for guests, family or home office use, complete with with inbuilt floor to ceiling storage cupboard.

Family Bathroom – 2.11m x 2.31m

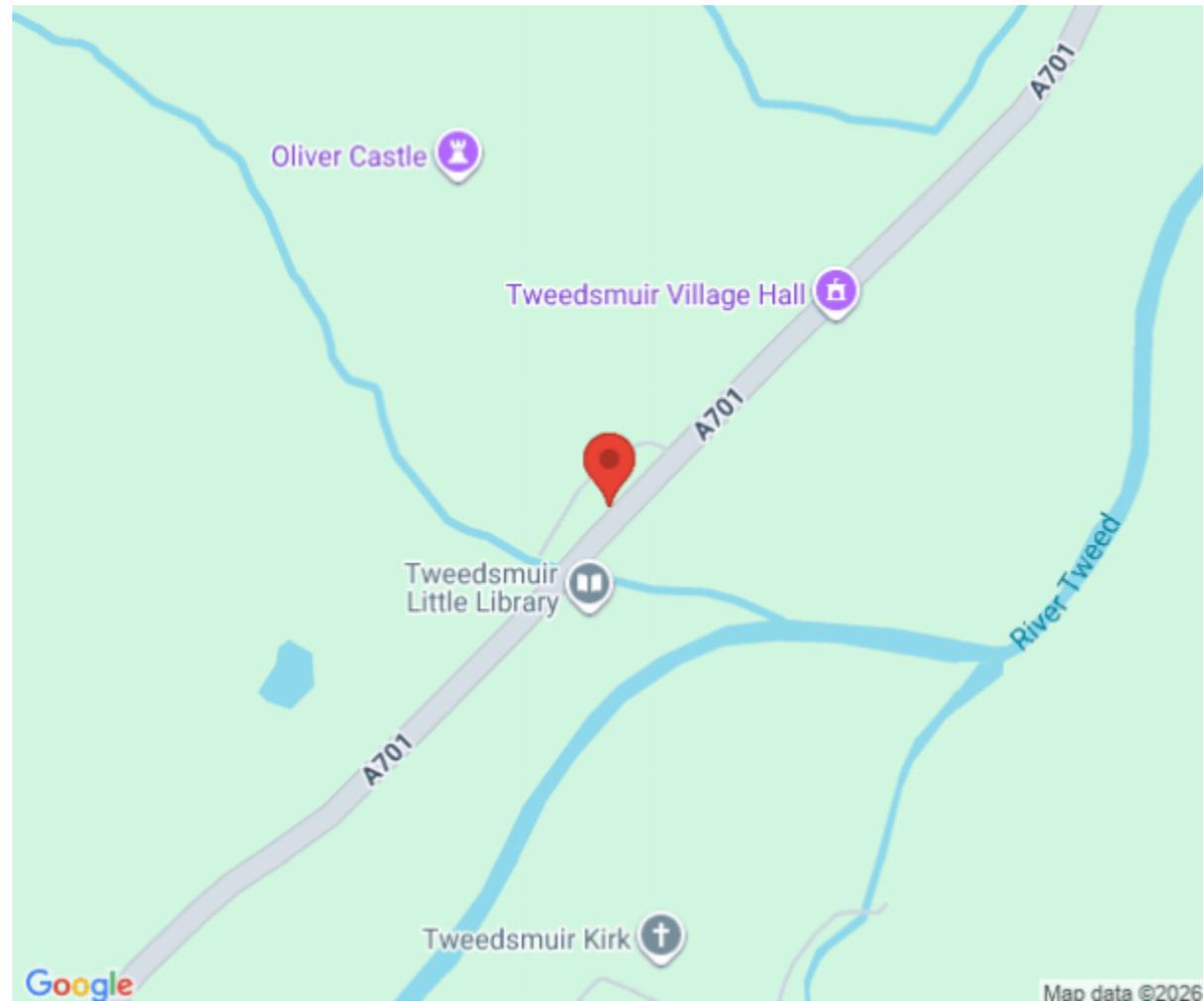
Well-appointed and conveniently located off the hallway.

Hall - excellent storage including two large floor to ceiling cupboards and generous linen cupboard.

Garden

The property enjoys a generous and well-maintained garden offering a pleasant mix of lawn and mature planting. A selection of established trees, including apple and plum varieties, add seasonal interest and character, while the overall space provides excellent scope for outdoor entertaining, gardening, or simply enjoying a peaceful setting.





 **Morison & Smith**
Inc. John R. Muir & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

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Disclaimer

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