

DUNS  
MILLBURN  
SMIDDY COTTAGE

**OFFERS IN THE  
REGION OF £130,000**

 **GSB PROPERTIES**  
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## DUNS

### MILLBURN SMIDDY COTTAGE

**MILLBURN SMIDDY COTTAGE IS A RURAL DETACHED PROPERTY WITH APPROXIMATELY 1.2ACRES OF LAND THE PROPERTY IS NOW IN NEED OF FULL MODERNISATION AND RENOVATION**

**HALLWAY  
LOUNGE  
KITCHEN  
BATHROOM  
2 FURTHER ROOMS  
LANDING  
BEDROOM 1  
BEDROOM 2  
EXTENSIVE GARDEN GROUNDS  
GARAGE**

**VIEWING: TELEPHONE GSB**

**PROPERTIES 01620 825368**

#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

**GSB PROPERTIES**

#### OFFERS TO:

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**ESPC**  
espc.com

#### Location

The property is rurally located on the B6365 road, which is approximately 8.5 miles from the A1 junction at Grantshouse, and 3 miles away from the Scottish Border town of Duns. Surrounded by outstanding countryside, Duns was home to two time Scottish Formula One World Champion Jim Clark, and continues to develop the youngsters of today at the recently redesigned Berwickshire High School. The A1 Expressway allows fast, easy access to Edinburgh City Centre, Edinburgh International Airport and other main motorway networks. The English town of Berwick is also within easy access via the expressway. A bus runs from Duns to the Border town of Galashiels, which in turn would provide further bus services or train service direct to Edinburgh City Centre. Millburn Smiddy creates opportunities to pursue wide interests abound, including golf, bird watching, surfing and fishing as well as country and coastal walks along cliffs or sandy beaches, all of which are minutes away. Local amenities are can be found in Duns.

#### Description

Millburn Smiddy is a detached cottage which is currently in need of full modernisation thus presenting potential development opportunities (subject to planning permission). The property is accessed via a front door which in turn leads to the Lounge, Kitchen and staircase to first floor. Located on the right hand side the lounge has a window to the front with access to a large under stairs cupboard. The kitchen area again has a window to the front aspect and there is a small rear hallway down a split level to the bathroom, which has been fitted with a three piece suite. There are two rooms off the rear hallway, again down a split level which could serve as a number of purposes. The staircase and landing lead to the right a good sized bedroom, with to the left an "L" shaped bedroom.

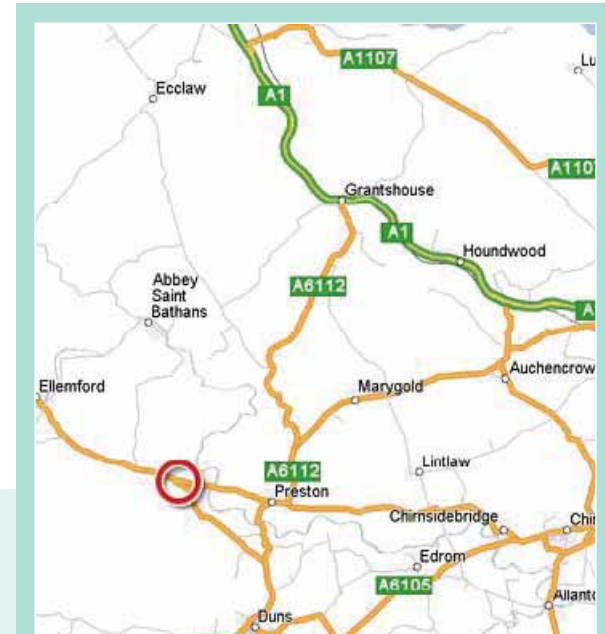
To the outside of the property there are a number of outhouses and an attached garage/workshop. The garden grounds extend to approximately 1.2 acres, with the B6365 borders road to the southern boundary, whilst the north boundary is defined by a post and wire fence as it falls away into the valley

created by the Mill Burn. Much of the western half of the site is heavily wooded.

#### SPECIFICATION

Entrance hallway, Lounge 4.85m x 3.36m (15'11 x 11'00), Large under stairs cupboard, Kitchen 4.95m x 1.89m (16'02 x 6'02), Split Level, Bathroom, Room 1- 3.11m x 1.93m (10'02 x 6'04), Room 2- 3.04m x 2.34m (10'00 x 7'08), Landing, Bedroom 4.56m x 3.32m (14'11 x 10'10), Bedroom 4.68m x 3.14m (15'04 x 10'03)

#### COUNCIL TAX BAND - C



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