

3 Doncaster Street

NEWCASTLETON, TD9 0QT



Spacious newly refurbished three-bedroom cottage in an idyllic setting



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McEwan Fraser Legal is delighted to present this quaint three-bedroom stone-built cottage in the idyllic rural town of Newcastleton. This property is perfect for families looking to join a fantastic community, enjoying a quieter life in the picturesque countryside. The property has just been through a renovation and is now back on the market!

THE LIVING ROOM



The property immediately stands out as the end-of-row cottage, benefiting from the 'small cottage' look from the street, whilst also benefiting from generous internal floor space due to tasteful extensions at the rear. Walking through the front door, the size of the property becomes apparent. The living room provides a quintessentially cosy, whilst well-lit, cottage feel with the wooden beams across the ceiling and allows great opportunity for you to put your own stamp on it, with ample floor space for a full suite, and an integrated fireplace.

THE KITCHEN

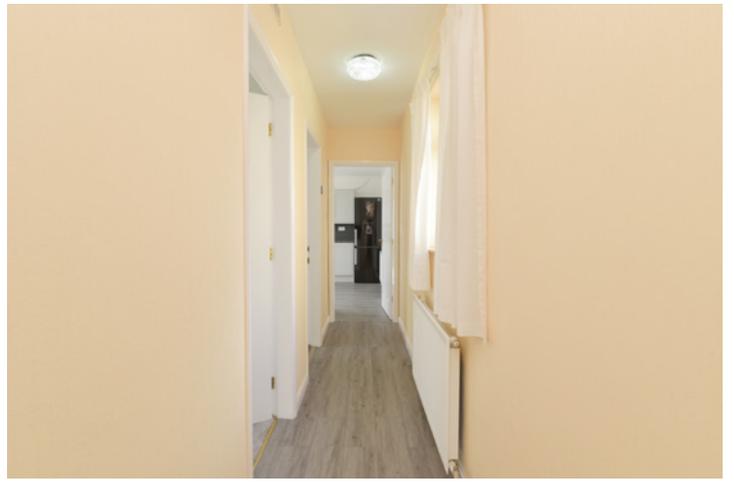


The newly designed kitchen is excellently equipped and provides plenty of workspace for the keen cook. The kitchen is fitted with an electric hob and integrated ovens, washing machine and dishwasher as well as a free-standing fridge/freezer. The conservatory at the back of the property is a tranquil place to unwind at the end of the day. The perfect blend of embracing nature, whilst also being protected from the elements!



THE CONSERVATORY



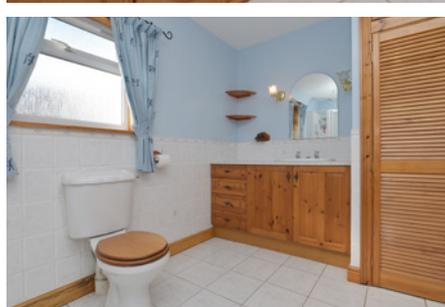


Located further down the hall is a modern three-piece shower room. There are three double bedrooms in the cottage. The first has integrated wardrobe storage around the bed, a nook perfect for a vanity mirror, or working from home space. Usefully with an en-suite with impressive floor space allowing redesign to your choice. The second double bedroom also benefits from integrated wardrobe space, and floods of light through the rear-facing window. Bedroom three is also a double, once again with integrated storage.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



This property boasts a very well-maintained outdoor space which is ideal for the keen gardener. This is a rare opportunity to acquire a rural cottage in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

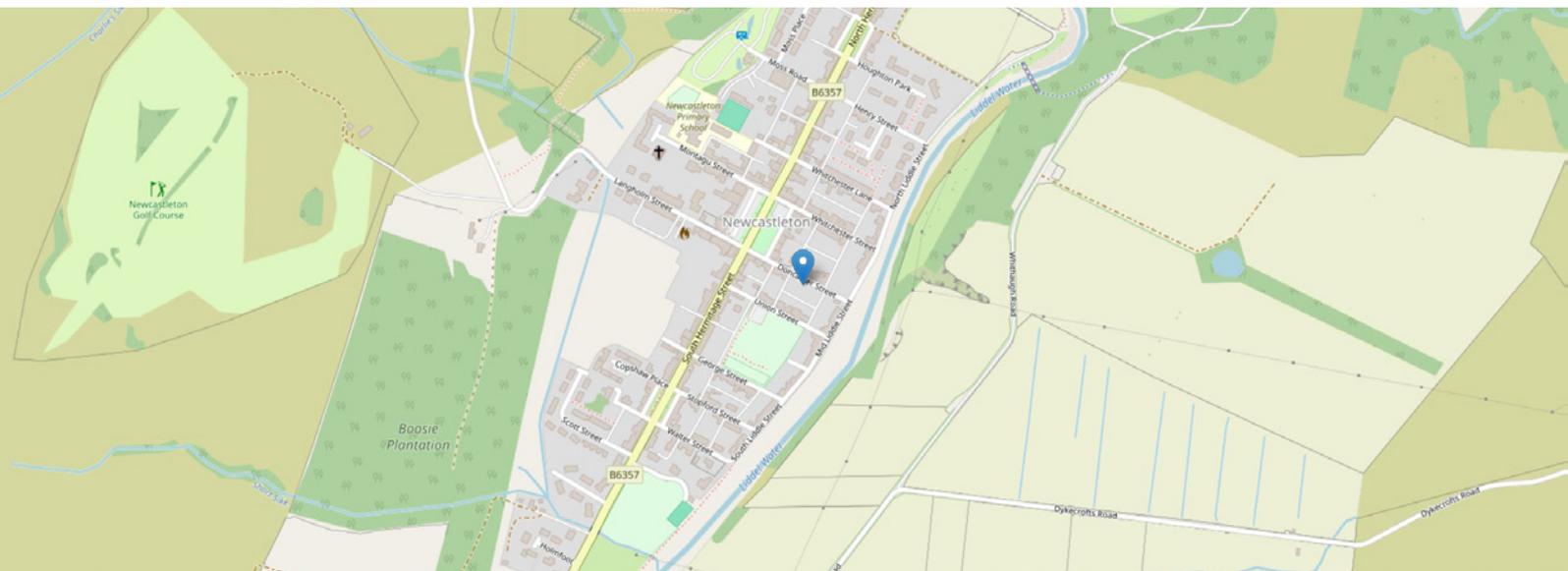


Approximate Dimensions
(Taken from the widest point)

Living Room	4.21m (13'10") x 4.21m (13'10")
Kitchen	4.21m (13'10") x 3.60m (11'10")
Conservatory	3.70m (12'2") x 2.16m (7'1")
Shower Room	3.17m (10'5") x 1.76m (5'9")

Bedroom 1	4.25m (13'11") x 3.63m (11'11")
En-suite	3.91m (12'10") x 2.65m (8'8")
Bedroom 2	3.20m (10'6") x 2.93m (9'7")
Bedroom 3	3.24m (10'8") x 2.54m (8'4")

Gross internal floor area (m²): 99m²
EPC Rating: E



THE LOCATION

Newcastleton, known locally as Copshaw Holm, is an idyllic village in Liddesdale, the Scottish Borders. It is just a few miles from the border with England, on the Liddel Water and is the site of Hermitage Castle.





Imagine a haven of tranquil beauty amongst the rolling splendour of the countryside of the Scottish Borders. If it is peace you seek, then breathtaking natural beauty is literally just outside your door. Place names evoke the wild history and ballad lore in which the place is steeped.

Newcastleton is situated just 64 miles away from Newcastle, 46 miles from the glorious Lake District, and 70 miles from Edinburgh.



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