



DUNVEGAN, GRANTSHOUSE, DUNS

**McEwan Fraser Legal**
Solicitors & Estate Agents

GRANTSHOUSE

DUNS, BORDERS, TD11 3RR



Dunvegan sits on the northern outskirts of the village of Grantshouse that is situated within short distance of the A1 providing easy commuting to Berwick upon Tweed, Dunbar and Edinburgh. The location is an ideal base to reach many of the neighbouring towns. With Coldingham on the coast, a thriving community which offers a range of local services including pubs, shops, primary school and doctor's surgery, less than 10 minutes drive. Approximately 5 miles south is the village of Reston which has a local shop, primary school and is earmarked to have a rail station opened with services north and south on the east coast mainline. The town of Eyemouth is approximately 10 miles to the south and provides a wide range of facilities including a medical centre, dentist and leisure centre with swimming pool. There is a newly built secondary school in Eyemouth and a range of private educational establishments in East Lothian and

Edinburgh. Coldingham Sands and St. Abb's Head lie about a mile and a half to the East and Berwick upon Tweed is a short drive to the south, providing further facilities, including a mainline railway station with regular services to Edinburgh, Newcastle and London. Edinburgh is approximately 49 miles distant and provides all the amenities you would expect from Scotland's capital city. The surrounding area is ideal for the outdoor enthusiast.

A local golf course can be found at nearby Eyemouth, with the renowned links courses at Gullane and Muirfield located further up the coast. Coldingham has a beautiful sandy beach complete with picturesque beach huts and the nature reserve at St. Abbs Head has some of the best diving in British waters. Sea fishing is available at Eyemouth and river fishing on the Tweed and Whiteadder. There is an abundance of short and long walking routes in the area.



BALCONY VIEWS

DUNVEGAN

Dunvegan provides spacious and flexible accommodation which makes for a wonderful family home or holiday home given all that it's within easy reach of locally and further afield via the A1 and main railway line, currently Dunbar is the closest station, but future plans to reopen a local rail station at Reston are anticipated in the near future.

Internally, the property has oak flooring throughout most of the public space in the accommodation and comprises: Vestibule, welcoming entrance hall, WC, large storage cupboard and two bedrooms either side of the hallway, both bedrooms are generous in size with ample space for furnishings and each hosts an en-suite bathroom for convenience and ideal for guest accommodation.

To the first floor is the open plan living space, accessed from a double door, this wonderful open plan space takes in a large family lounge space with accompanying balcony and impressive views, this space flows into the dining kitchen that has been finished to an exacting standard and the perfect space for entertaining large groups.

The large dining kitchen also enjoys the delightful outlook and includes

an impressive marble-topped prep island, tiled flooring and ample wall and floor mounted units topped with plenty of accompanying worktop space which is sure to appeal to any aspiring chef, a large cupboard space completes this level.

Access to the rear garden is from the split-level on the stairways between the middle and top floor, from which is the mature back garden and the raised decking area, perfect for barbecues. To the top floor, the accommodation on this level consists of the large master bedroom with en-suite 3 piece bathroom and large built-in wardrobe, adjacent is the family bathroom, with a further large double bedroom, perfect for the family and with ample space for furnishings, with a smaller bedroom but still good in size completing the accommodation.

Externally private gardens can be found on the side and rear of the property, with space to the side sufficient to house a single garage if required.

The property further benefits from double glazed windows, oil heating and an insulated attic space which is sure to make this a cosy yet cost-effective home.

KITCHEN / DINING AREA

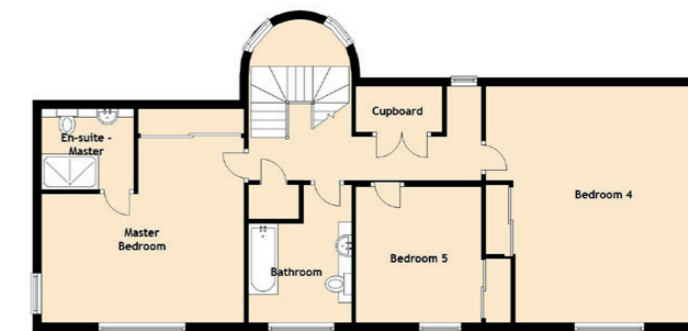
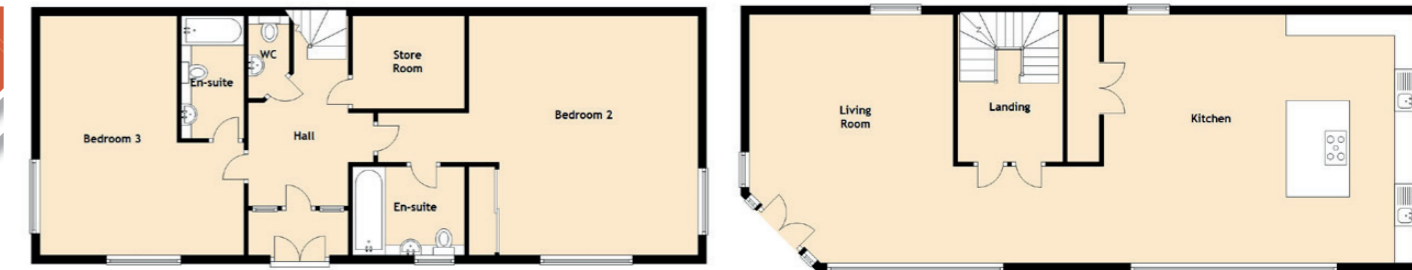
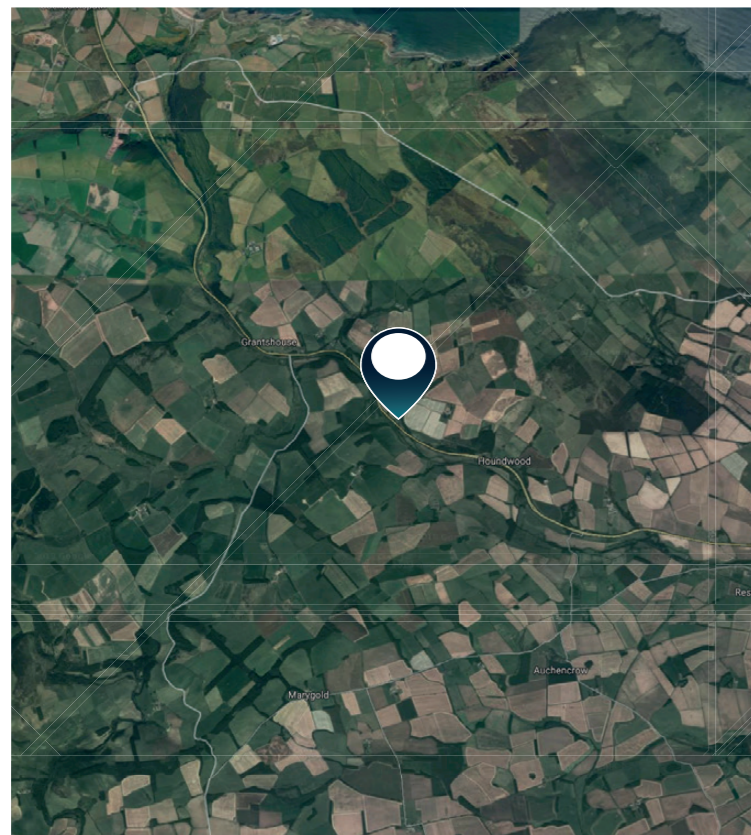






BEDROOMS & FAMILY BATHROOM





SPECIFICATIONS

FLOOR PLAN // LOCATION

Approximate Dimensions
(Taken from the widest point)

Living Room	5.88m (19'3") x 4.82m (15'10")
Kitchen	7.48m (24'7") x 5.90m (19'4")
Store Room	2.30m (7'7") x 2.30m (7'7")
En-suite	2.90m (9'6") x 1.49m (4'11")
Landing	3.49m (11'5") x 2.49m (8'2")
Master Bedroom	5.05m (16'7") x 4.80m (15'9")
En-suite	2.37m (7'9") x 2.00m (6'7")
Bedroom 2	7.45m (24'5") x 5.88m (19'3")
En-suite	2.36m (7'9") x 2.16m (7'1")
Bedroom 4	5.90m (19'4") x 5.10m (16'9")

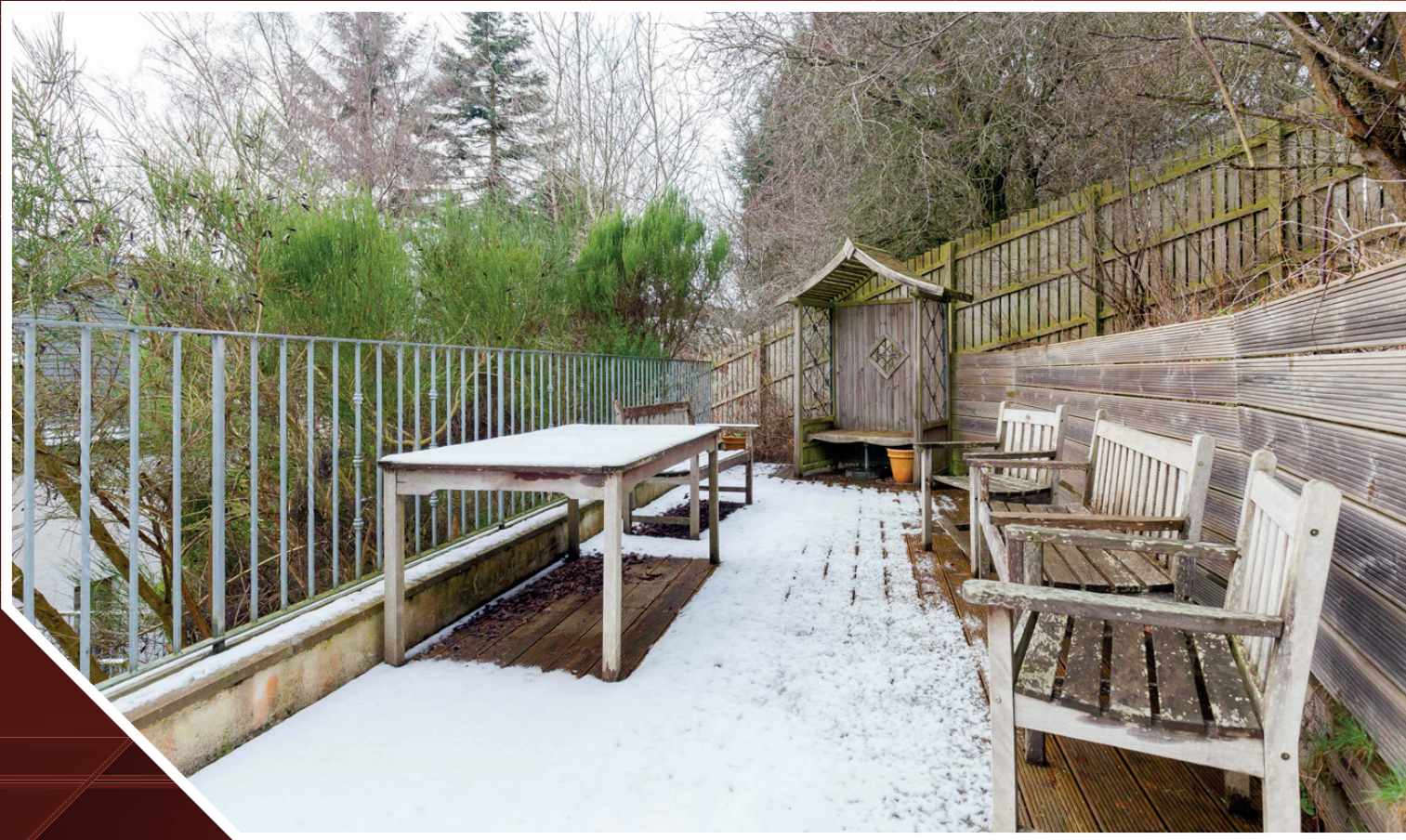
Bedroom 3	5.66m (18'7") x 3.24m (10'8")
Bedroom 5	3.68m (12'1") x 2.97m (9'9")
Bathroom	3.66m (12') x 2.45m (8')
WC	2.19m (7'2") x 0.94m (3'1")

Gross internal floor area (m2) : 278m2

EPC Rating : C

Extras
(Included in the sale)

All fixtures, fittings, carpets, curtains and kitchen appliances.



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