

6 The Anvil

PRESTON, TD11 3TJ



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Outstanding family home that offers luxury
rural living in a charming little village*



We are delighted to introduce to the market, this immediately impressive, extended, three-bedroom detached family bungalow. This is a very rarely available property given it's a spacious bungalow and it's offered to the market in immaculate condition throughout. The property offers tremendous flexibility for any family or Retiree to enjoy, and the substantial living accommodation is sure to impress the most demanding of buyers. The property is beautifully nestled in a quiet setting of the family-friendly and popular location of Preston, near Duns. The surrounding gardens offer a particularly private and appealing outdoor space, and the property has been carefully and thoughtfully designed and fully extended with individuality and an easy free-flowing space in mind.

THE LOUNGE



The accommodation consists of a welcoming and generous hallway with an array of storage cupboards, giving the viewer just a hint of what's to come, and the remainder of the property has also been built to excellent proportions. The large lounge is of a size and layout rarely available in today's more modern builds and all the hallmarks of a great room are evident; spacious proportions, lots of natural light flooding in, and space that will cater for sumptuous furniture that you'll be able to set out in any number of configurations. The focal point is a traditional log-burning stove which heats the house in the winter and is the perfect spot to relax after a long day.

THE KITCHEN/DINER



The bright and spacious kitchen/diner is the real jewel in the crown. Large windows flood the dining area with natural light and the open-plan kitchen means the chef will never be too far away from the party. The kitchen itself is fitted with an excellent range of quality units and work surfaces, it makes a real 'hub' of the home. It features a fantastic range of appliances, and it is evident this has been thoughtfully designed with both style and functionality in mind. There is also a second area of the kitchen fitted with further appliances and a wine cooler - making this truly, kitchen space for entertaining friends and family in.





THE STUDY





There are two spacious family bath/shower rooms with WC, both of which are bright and very well appointed. They are tiled to an excellent standard, one with a free-standing bath, and the other with a walk-in shower. There are three spacious bedrooms in this unique home, all lovely and bright, all with built-in cupboards and with plenty of room for free-standing furniture. The master bedroom has a beautiful view and its own private access into the garden.

THE SHOWER ROOM



THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Low-maintenance gardens frame the property beautifully, it is completely private with beautiful decking. On the deck, there is also a luxury 6-man hot tub which may also be available by separate negotiation. Many an evening can be spent relaxing here with a cold glass of wine or a hot chocolate after a long day.

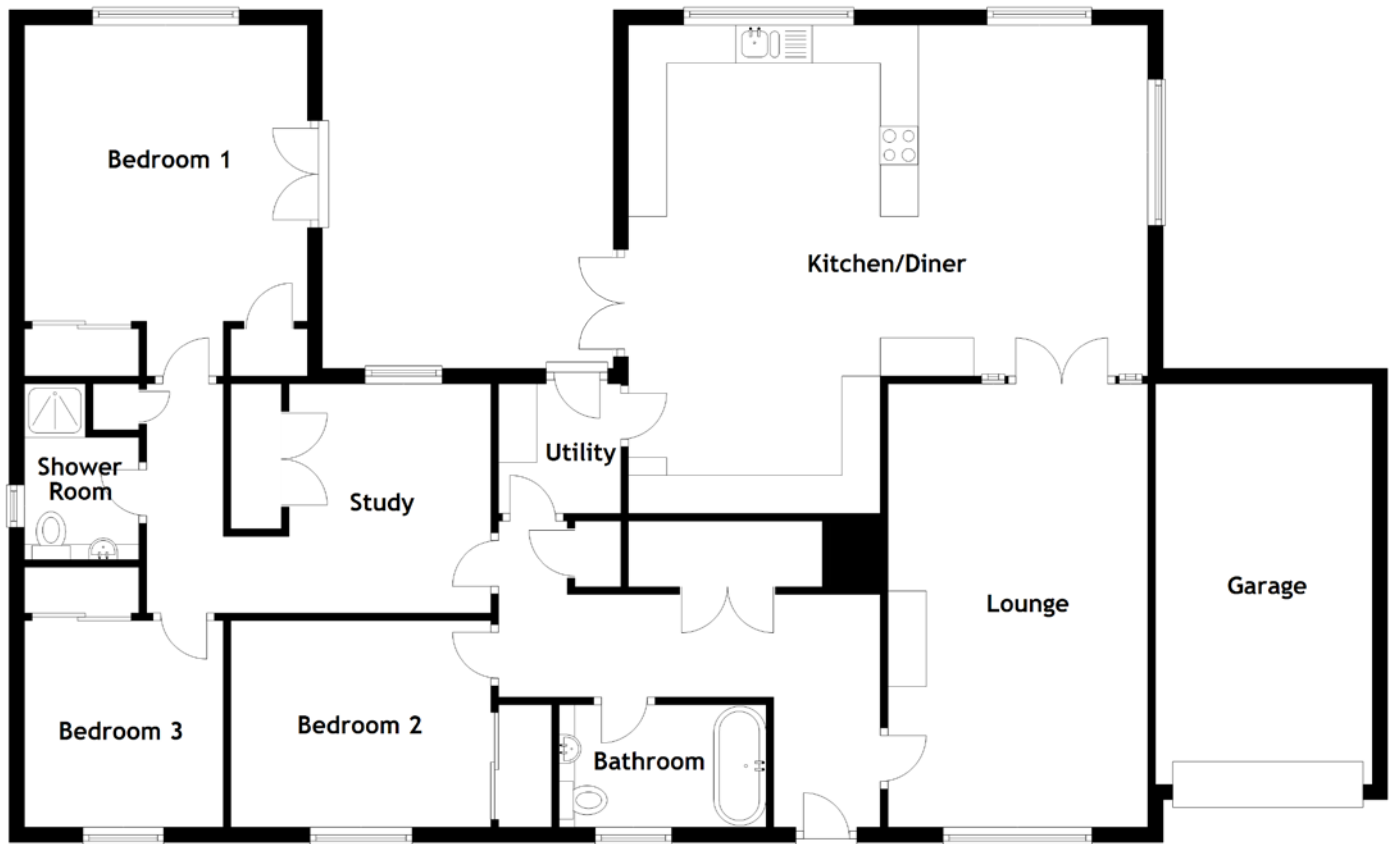
The length of time the owners have enjoyed this lovely home points to its enduring appeal as a secure, comfortable place to call home. It's sure to be popular and we believe early viewing is a must for anyone seeking a great bungalow.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



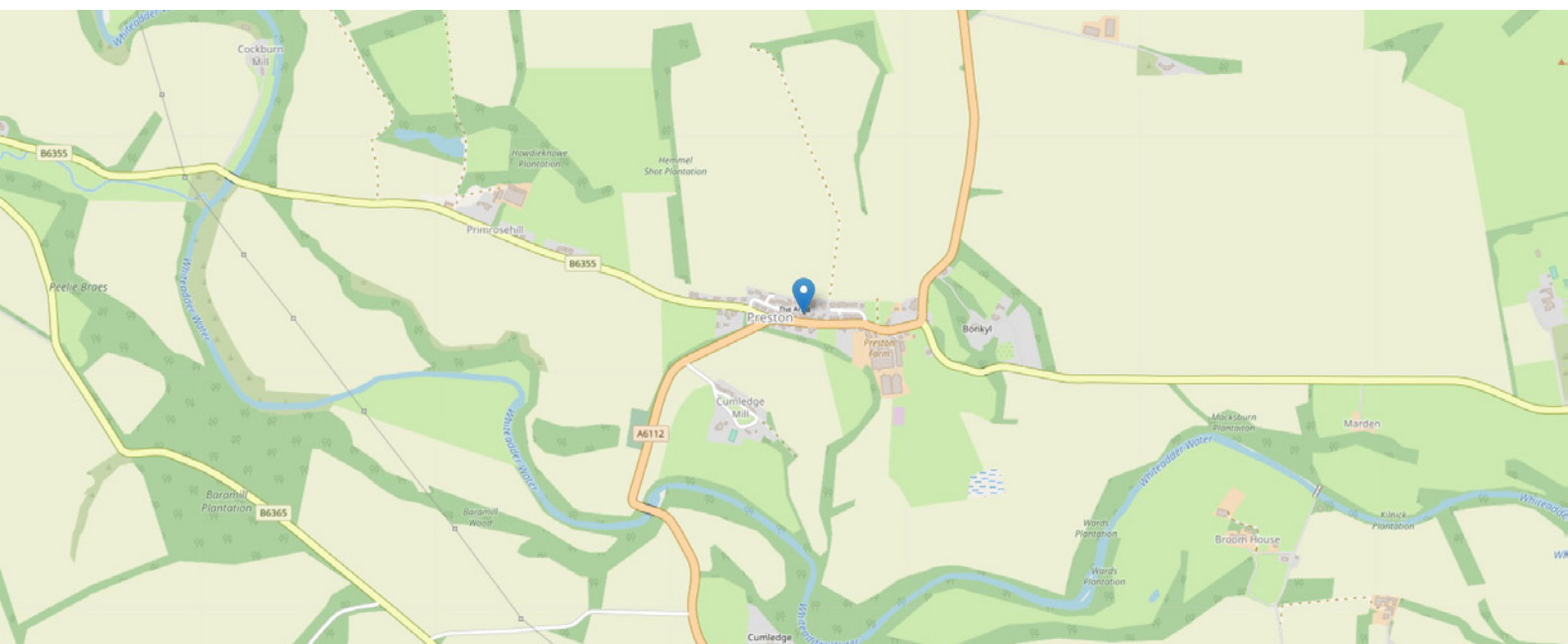
Approximate Dimensions (Taken from the widest point)

Lounge	5.80m (19') x 3.40m (11'2")
Kitchen/Diner	6.60m (21'8") x 5.70m (18'9")
Utility	1.70m (5'7") x 1.60m (5'3")
Study	3.40m (11'2") x 2.80m (9'2")
Shower Room	2.30m (7'7") x 1.50m (4'11")
Bathroom	2.70m (8'10") x 1.60m (5'3")

Bedroom 1	4.40m (14'5") x 3.70m (12'2")
Bedroom 2	3.40m (11'2") x 2.70m (8'10")
Bedroom 3	2.70m (8'10") x 2.60m (8'6")

Gross internal floor area (m²): 125m²
EPC Rating: D

Buyer's Premium Value: £4680.00



THE LOCATION

Preston is a charming little village in the ancient county of Berwickshire, an administrative area of the Scottish Borders. It lies within the local Abbey St Bathans, Bonkyl & Preston Community Council area. It offers an amazing country lifestyle while not being too isolated from the hustle and bustle, it really is the perfect place to raise a family or relax the years away after big city life.





It's a small village but nearby Duns (6 mins by car) has a wide variety of good educational and recreational facilities, including primary and secondary schools, swimming pool, tennis courts, eighteen hole golf course, library, supermarkets, various speciality shops, as well as delightful walks and a nature reserve within the grounds of Duns Castle. Duns is also home to the Edwardian stately home at Manderston. The area offers many country pursuits, and the North Sea beaches are just a short distance away.

The A1 can be reached in less than ten minutes from the property, giving good access to Dunbar and Edinburgh to the north and Berwick-upon-Tweed to the south. Edinburgh is approximately forty-five miles away on the A1 and the journey takes approximately one hour by car, and the main East Coast Rail Line Station at Berwick-upon-Tweed is approximately 14 miles south.

Finally, the newly re-opened Reston Train Station is only a 15 minute drive away and will get you into the centre of Edinburgh in just 40 minutes!



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