

3 Doncaster Street

NEWCASTLETON, TD9 0QT



Quaint three-bedroom stone-built cottage in the idyllic rural town of Newcastleton



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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 LOUNGE



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 lounge 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 kitchen is excellently equipped and provides plenty of workspace for the keen cook, but also once again provides ample floor space if you, should you wish to redesign it to your own personal style. The sunroom 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! Located further down the hall is a modern three-piece shower room.

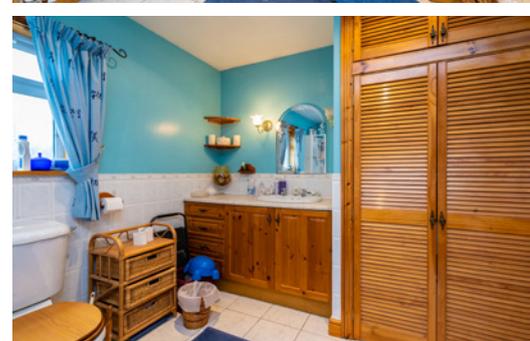
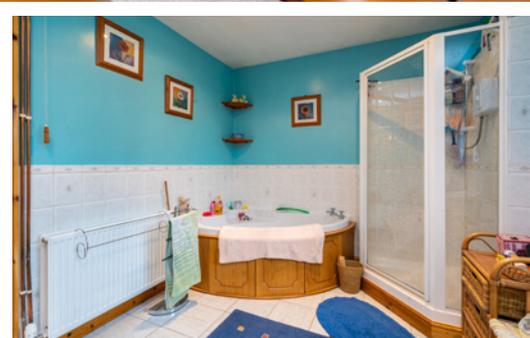


THE SUNROOM & SHOWER ROOM



There are three double bedrooms in the cottage. The first with 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.

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

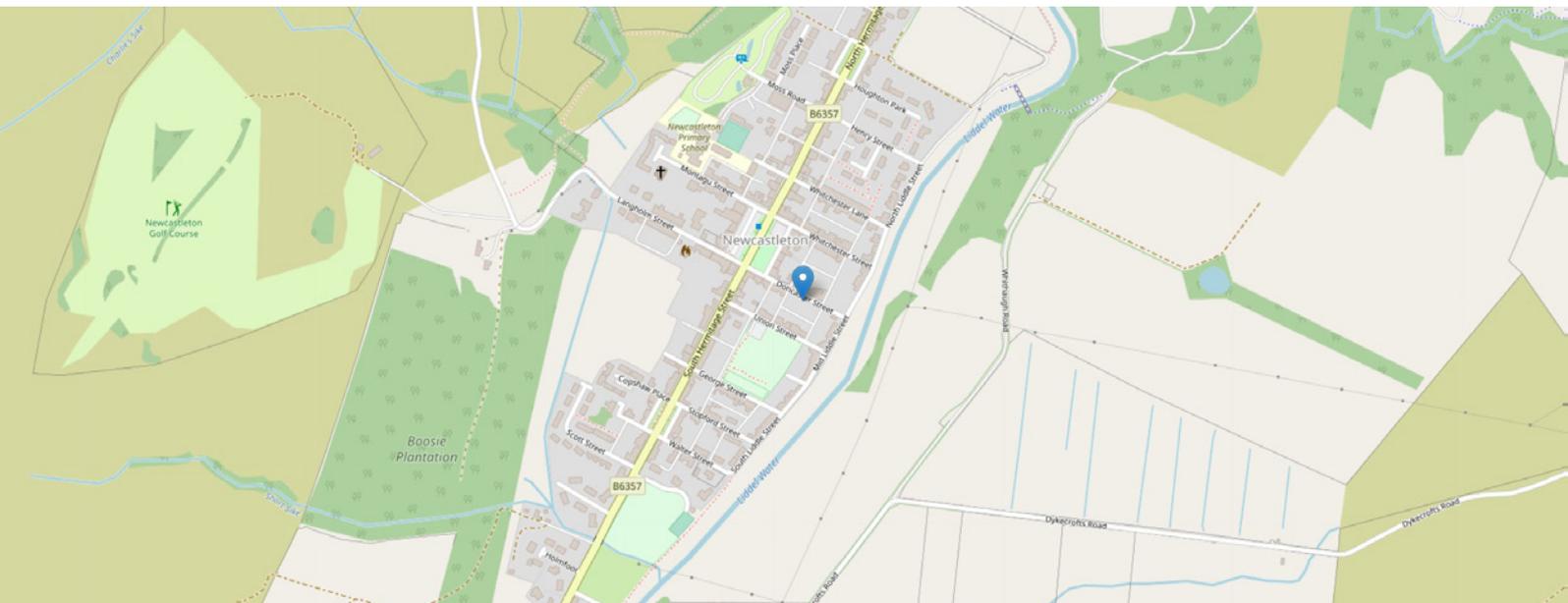


Approximate Dimensions
(Taken from the widest point)

Lounge 4.20m (13'9") x 4.00m (13'1")
 Kitchen 4.20m (13'9") x 3.60m (11'10")
 Sun Room 4.20m (13'9") x 2.10m (6'11")
 Bedroom 1 4.20m (13'9") x 3.90m (12'10")

En-suite 3.90m (12'10") x 2.60m (8'6")
 Bedroom 2 3.20m (10'6") x 2.90m (9'6")
 Bedroom 3 3.20m (10'6") x 2.50m (8'2")
 Shower Room 3.20m (10'6") x 1.70m (5'7")

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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