



**‘Dunedin’  
3 Houndslow  
Road**

**Westruther  
Berwickshire  
TD3 6NS**

**Beautifully presented detached  
five bedroom property**

**In a quiet picturesque village**



Scan Here!



**5 BED**



**2 BATH**



**SUN  
FACING  
GARDENS**

**ENERGY**



**EPC RATING**

Viewing - By appointment telephone selling solicitors

**McEwan Fraser Legal**  
Solicitors & Estate Agents

0131 524 9797  
Mon to Fri: 8am - **Midnight**  
Sat to Sun: 9am - 10pm

**Part  
Exchange  
Available**



# A beautifully presented home

PLACED IN A SMALL PICTURESQUE BERWICKSHIRE VILLAGE



## AN EXCLUSIVE RESIDENTIAL DISTRICT

Westruther is a small picturesque Berwickshire village on the B6456, in the Scottish Borders, on the lower slopes of the Lammermuir Hills. This property lies within a fine rural location and with a good range of amenities including an excellent Primary School and Nursery (Westruther Primary) just 100 yards away, a church, village hall with various clubs and the popular 'Old Thistle Inn and Restaurant'. Secondary schooling is at the highly regarded Earlstoun High School, with the school bus stop close to 'Dunedin'.

There are a number of activities and outdoor pursuits within close proximity from Houndslow Road such as horse-riding, archery, game shooting, excellent cycling and walking routes as well as golfing and fishing nearby. Further amenities, sports, community groups and clubs can be found in the thriving and energetic surrounding towns of Lauder, Duns, Kelso, Melrose and Galashiels.



Westruther has good road links with the main Borders towns and is well positioned for commuting to Edinburgh, a comfortable 45 minutes drive, as well as Berwick-upon-Tweed and Newcastle and offers easy access to the main East Coast Rail Link between Edinburgh and London, Edinburgh City By-pass and Edinburgh International Airport.

Westruther offers an exceptional country lifestyle in a desirable location.

By Summer 2015 The Borders Railway line is set to be up and running with half hourly service at peak times over seven days of the week, the rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting you to the national and international rail network within an hour.





THE LOUNGE  
Spacious and bright





THE PERFECT MARRIAGE OF  
NEUTRAL TONES & VIBRANT COLOURS







## IN IMMACULATE DECORATIVE ORDER

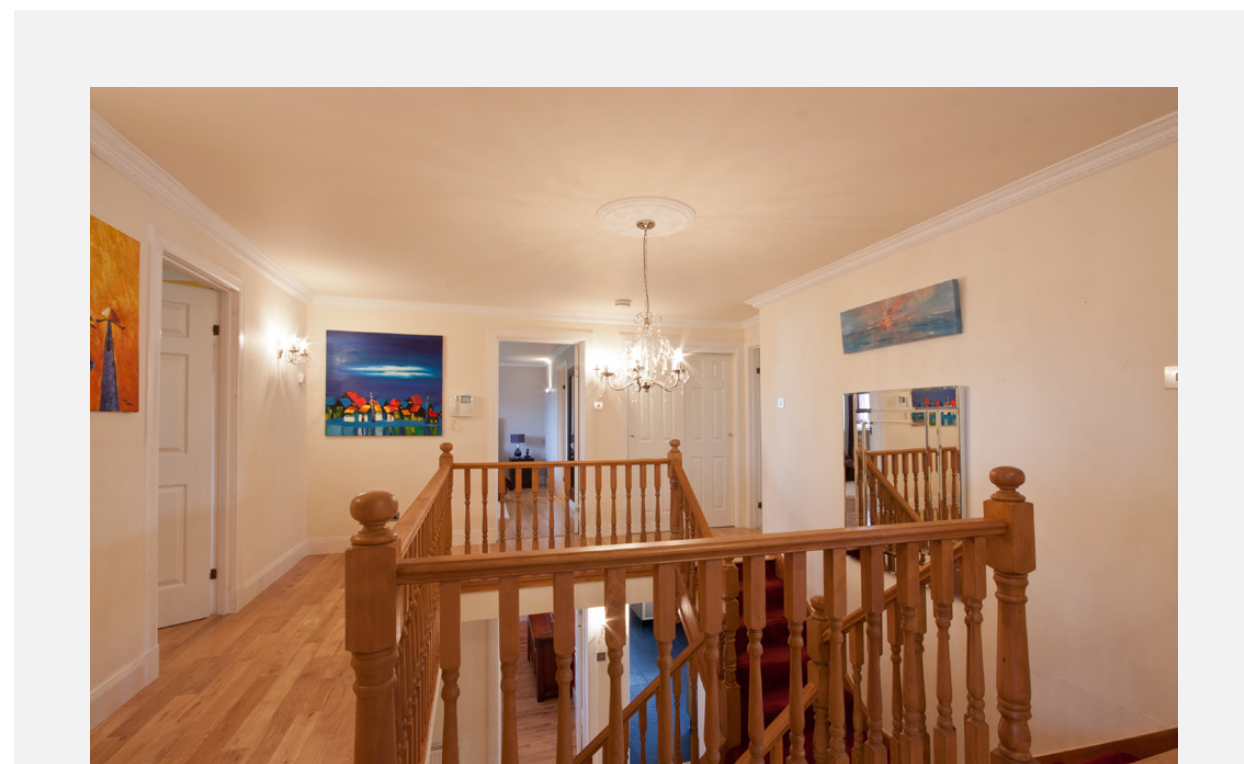
We are delighted to bring onto the market this beautifully well-presented family home in the Westruther area of the Scottish borders. 'Dunedin' 3 Houndslow Road provides spacious and adaptable accommodation which makes for a fantastic family home.

Internally, the property has oak flooring throughout most of the accommodation and comprises: Vestibule, entrance hall, WC, lounge with open fire, formal dining room with space to entertain up to 10 dinner guests, large dining kitchen with tiled flooring and ample wall and floor mounted units topped with plenty of worktop space which is sure to appeal to any aspiring chef, utility room with plumbing for washing machine and dishwasher, which leads to further WC. The beautiful sun filled conservatory looks out over the large south facing garden. Accommodation on this level is completed by the family room which might also suit those requiring live/work arrangement or could become the ultimate playroom for the kids! There is solid oak flooring throughout most of the accommodation.

The grand split level stair case with wooden balustrade leads to the upper level, the accommodation on offer here consists of large master bedroom with en-suite 4 piece bathroom comprising WC, pedestal wash hand basin, bath and double shower and large walk through wardrobe, 4 further large double bedrooms and 4 piece family bathroom with jet bath and double shower.

Externally private gardens can be found to the front and rear of the property. The front is grassed with a large pebbled driveway big enough for four cars with a further single garage to the side of the property. The rear garden is fully enclosed with plenty of lawn and slabs outside the patio doors for easy access into the house.

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.







#### APPROXIMATE DIMENSIONS

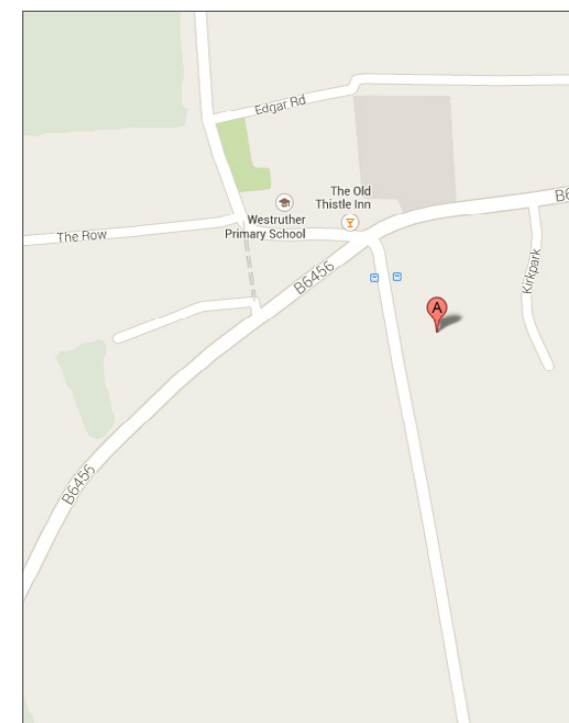
(Taken from the widest point)

Kitchen/Dining Room	7.62m (25') x 3.27m (10'9")
Dining Room	4.64m (15'3") x 3.48m (11'5")
Lounge	6.89m (22'7") x 4.73m (15'6")
Family Room	5.27m (17'3") x 3.49m (11'5")
Conservatory	4.31m (14'2") x 4.03m (13'3")
Lobby	5.27m (17'3") x 4.69m (15'5")
Utility Room	2.88m (9'5") x 2.27m (7'5")
WC	1.43m (4'8") x 1.11m (3'8")
WC	2.28m (7'6") x 1.08m (3'7")
Garage	5.71m (18'9") x 3.11m (10'2")
Bed 1	5.48m (18') x 3.48m (11'5")
Walk-In Dressing Room	3.47m (11'5") x 1.46m (4'9")
En-Suite	3.47m (11'5") x 1.69m (5'7")
Bed 2	4.73m (15'6") x 3.01m (9'10")
Bed 3	4.73m (15'6") x 3.57m (11'9")
Bed 4	5.22m (17'2") x 2.48m (8'2")
Bed 5	4.09m (13'5") x 3.39m (11'1")
Bathroom	3.39m (11'1") x 3.04m (10')

#### EXTRAS

(Included in the sale)

Electric cooker, oven, dishwasher, washing machine, blinds, floor coverings and light fittings.







## McEwan Fraser Legal

Solicitors & Estate Agents

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**SCOT++**  
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Law Awards

**LAW AWARDS OF SCOTLAND 2012**  
**FINALIST**

The Times Best Estate Agency



Skills Development Scotland Award

★ Scotland's Modern Apprenticeship Awards 2012

## Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description  
**LYNDSAY GOWANS**  
Surveyor



Professional photography  
**PHILIP STEWART**  
Photographer



Layout graphics and design  
**ANDRES SANTANA**  
Senior Designer