

Butterwell Tigh East

Gavinton, TD11 3QS

A Charming Cottage in a Picturesque Village.

For Sale • Offers Over £155,000

Edwin
Thompson





BRIEF RESUME

- Two Bedroom Cottage
- Tasteful Design
- Idyllic Village Location
- Fantastic Buy-to-Let Opportunity
- End Terrace & Large Gardens

DESCRIPTION

Butterwell Tigh East is a charming 2-bedroom end terrace cottage located centrally in an idyllic village. This tastefully decorated flat offers a perfect blend of contemporary living with a historic backdrop, making it an ideal home for a first-time buyer, buy to let investor or those looking to downsize.

LOCATION

The property is situated on South Street just off the village green in a desirable residential location. The surrounding streets are popular with homeowners and families looking to be within a close distance to the nearby primary and secondary schools.

Gavinton is a relatively new settlement, having been established as a planned estate village in 1759 when David Gavin, the local landowner, decided to demolish the village and the church of Langton, which were situated on his estate,

and rebuild them outwith the walls on Crimson Hill.

Nearby Duns is the County Town of Berwickshire. The Town provides a good range of local facilities and services including primary and secondary schools, a variety of independent shops, banking services, public houses, restaurant, vets surgery, police station, garages, garden centre, library, council and housing association offices.

The area boasts a range of attractions including Duns Castle, a number of stately homes, the annual Common Riding and the Jim Clark Museum. The surrounding countryside including the Lammermuir Hills provide some spectacular scenery with some excellent terrain for a range of outdoor pursuits. Other recreational facilities in the local area include a swimming pool, gym and children's play centre, golf driving range, an 18-hole golf course, squash courts, all weather astro-pitches and a range of sports clubs.

Gavinton is approximately forty-five miles south of the City of Edinburgh, seventy-seven miles north of Newcastle-Upon-Tyne. Both Edinburgh and Newcastle-Upon-Tyne benefit from an International Airport. Access

is readily available to the Main Line East Coast Rail Services with a station at the nearby Towns of Reston and Berwick-Upon-Tweed.

Recent investment in the area has included the construction of a new High School serving Berwickshire which includes a good range of facilities including an all-weather sports pitch. The former high school on the opposite side of the road has also been refurbished for use as a primary school.

ACCOMMODATION

The accommodation currently comprises:
Ground Floor: Entrance hall, living room, kitchen, bathroom.
First Floor: Landing, two bedrooms.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
Butterwell Tigh East	63	678

E & o e please note that these measurements have been taken from the EPC register.





SERVICES

Mains water, electricity and drainage are understood to be connected.
The heating system comprises an oil fired central heating system.

EPC: E47

VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

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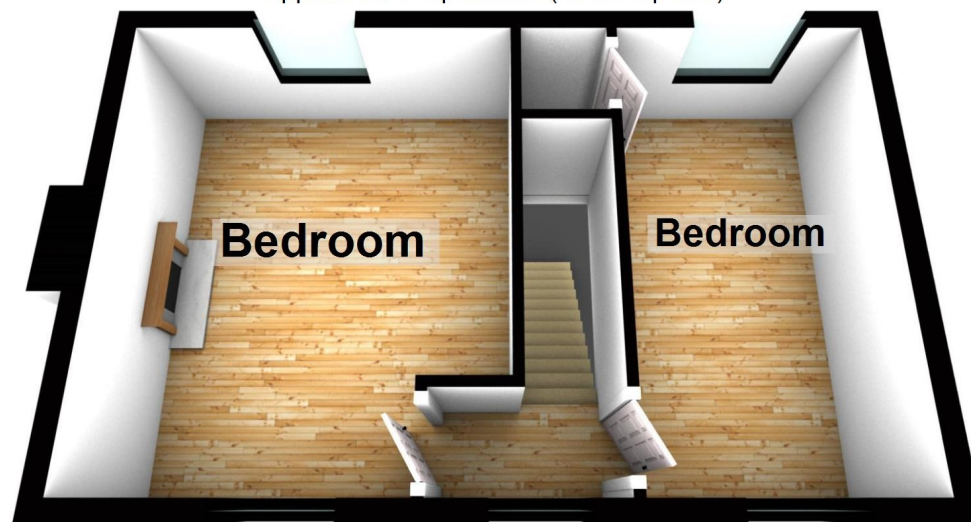
Ground Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.9 sq. feet)







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