





## Eyeview Grantshouse, Duns, TD11 3RW

### Description

Beautifully presented detached stone built Victorian villa built in 1859 which has been fully redesigned and reimagined as a contemporary family home. It has been extensively refurbished back to the stone work and is in excellent order throughout. It is set within the small Village of Grantshouse within the scenic Berwickshire countryside. The stylish interior is exquisitely finished with exceptional attention to detail. The property would suit someone looking to get away from City life to enjoy a more tranquil setting as part of a smaller, more intimate community.

The accommodation comprises:

- Entrance hall with original mosaic flooring
- Generously proportioned sitting room with exposed stone work, multi-fuel stove with wooden fire surround and study area
- Downstairs WC
- Kitchen / dining room with slate grey modern gloss units with matching worktops with breakfast bar area, inset sink with mixer tap and appliances including induction hob with extractor hood, electric fan oven, dishwasher and fridge freezer
- Spacious front facing master bedroom with fitted carpet and window to the front and side
- Modern stylish shower room with tiled flooring and partially tiled walls; wash basin with vanity unit and WC
- Mezzanine level living room
- Three further good sized double bedrooms
- Luxury tiled bathroom with wall hung wash basin, WC and bath with shower attachment
- Rear hallway providing access to the rear garden



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

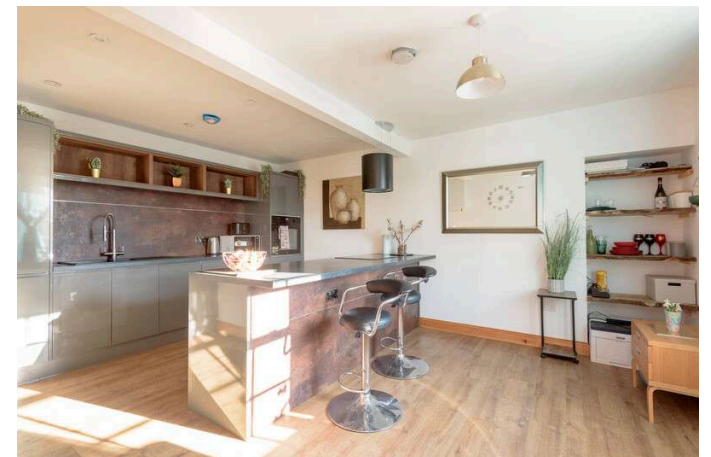


EPC RATING  
Unknown



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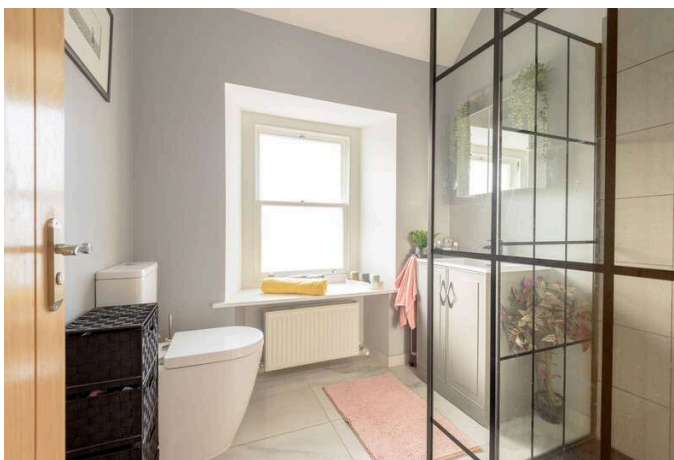
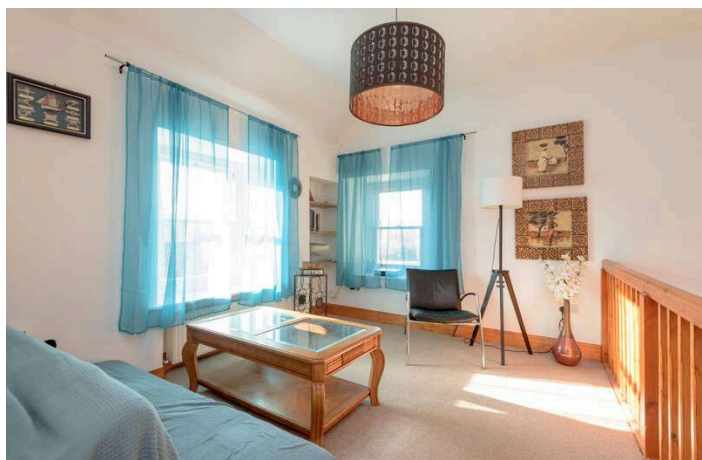
### Outside and Gardens

The rear garden is mostly laid to lawn and due to its elevated position gets sunshine throughout the day. There is also a small garden to the side of the property which is paved and designed for low maintenance. There is unrestricted on street parking to the front of the property.

### Location

Grantshouse is a quiet Berwickshire village, situated to the East of the A1, just ten miles north of the harbour town of Eyemouth and around eight miles from the charming village of Coldingham. There are various amenities in the surrounding towns and villages. School buses are provided to take children to the local schools. There is a playground located just behind the property in the grounds of what was the Primary School. Nearby Coldingham has a children's play park, community hall and doctor's surgery. Coldingham Priory is steeped in history and the fantastic 'Blue Flag' Coldingham Beach is a local attraction for surfers and holiday makers. A short distance north is the village of St Abbs where there is a wonderful Nature Reserve and Bird Sanctuary. The cliff top walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also boasts some of the best diving in the UK and attracts divers from all over the world. Ten miles south, along the A1, is the historic walled town of Berwick-upon-Tweed with a main line train station, while Edinburgh is within easy driving distance to the north. Nearby Reston Station provides further excellent commuter rail access to Edinburgh and Newcastle. There are also many traditional links Golf courses within a short drive.

Council Tax Band - D







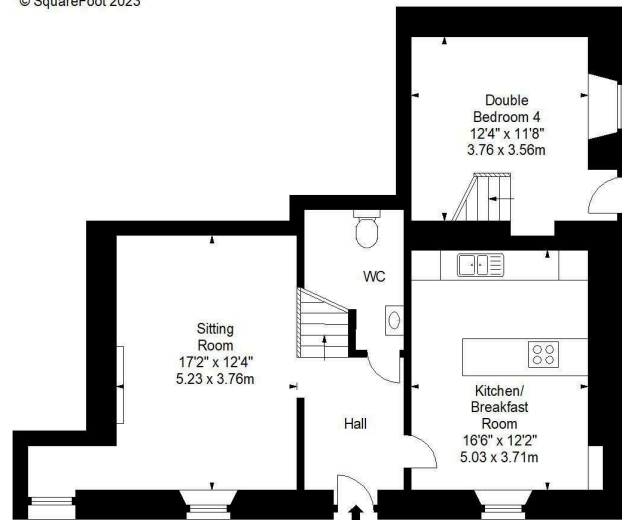




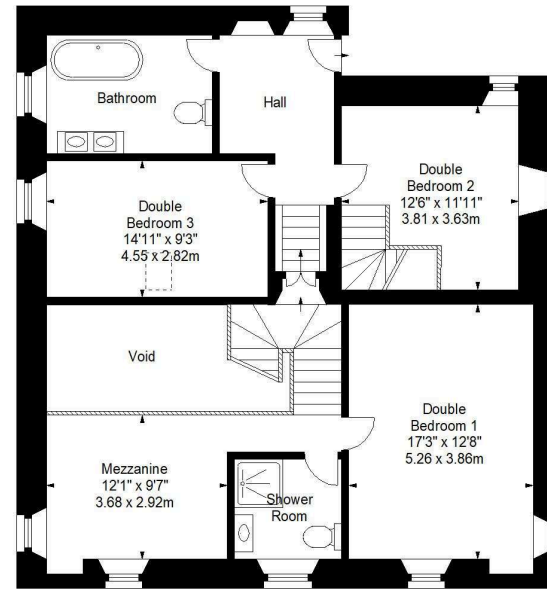
**Eyeview,  
Grants house,  
Duns,  
Scottish Borders, TD11 3RW**



Approx. Gross Internal Area  
1747 Sq Ft - 162.30 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

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Offers can be submitted in writing, fax or email:

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