



## WELLRIG, HARDENS ROAD, DUNS, TD11 3NP

- Detached Family Bungalow
- 3 Double Bedrooms
- Bathroom & Shower/Utility
- Surrounding Mature Gardens
- Lounge with Open Fire
- Kitchen
- Gas Central Heating
- Parking & Garage

**OFFERS OVER £295,000**

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&  
P**

**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
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#### LOCATION

Wellrig is situated on the western outskirts of Duns, adjacent to the golf course offering a tranquil and rural setting, whilst still being within the town boundary and all its amenities. The vibrant and picturesque town of Duns offers all the facilities that would normally be expected. There is a modern state-of-the-art High School and a newly refurbished primary school opened in 2017, adjacent to the town's public swimming pool, which was also extensively redeveloped in the past 10 years. Wellrig is within comfortable walking distance from these desirable facilities.

Duns has a good selection of shops, restaurants and a great variety of recreational facilities, including a golf course, swimming pool, rugby club, football club, bowling club, gym and childrens play centre. Other amenities include an excellent medical centre, several denominations of churches, 2 petrol stations with vehicle repairs, a garden centre and a comprehensive range of other businesses and services located on the industrial estate and throughout the town. Most supermarkets offer a good delivery service. Transport and getting around – Duns is located on the A6105, between Berwick upon Tweed to the East and Galashiels to the west. Both these towns offer rail links to Edinburgh, the line from Berwick being the main East Coast line. There is a good bus service to both Berwick and Galashiels as well as other local destinations. By car, Edinburgh is approx. 49 miles, with Newcastle to the South being approx. 77 miles.

#### DESCRIPTION

A substantial 1930s bungalow set on a generous private plot close to the town schools and most of the town's leisure facilities. This 3 bedroom bungalow has spacious bright accommodation with features typical of the era, including picture rails, high ceilings and bay windows. The property has been extended to create further living accommodation in the form of a dining/family room with patio doors out to the private rear garden. The well-proportioned kitchen is well fitted with integrated fridge, dishwasher, double oven electric hob and extractor hood. The property also benefits from a modern bathroom suite, utility / shower room with plumbing for the washing machine, gas central heating, double glazing, floored attic room, alarm system and open fire in living room. Viewing is highly recommended to appreciate this bungalow and the privacy and space it offers.

#### ACCOMMODATION

VESTIBULE	(1.52M X 0.82)
HALL	(4.19M X 3.18M) at widest
LOUNGE	(5.20M X 3.93M) into bay window
DINING / FAMILY ROOM	(6.54M X 5.04M)
KITCHEN	(3.65M X 2.89M)
SIDE ENTRANCE	(2.75M X 1.73M)
CUPBOARD	(1.55M X 0.98M)
SHOWER / UTILITY ROOM	(3.76M X 1.70M)
BATHROOM	(2.46M X 2.09M)
BEDROOM 1	(3.98M X 3.78M) including fitted wardrobes
BEDROOM 2	(3.66M X 3.03M)
BEDROOM 3	(3.63M X 3.20M)

#### EXTERNALLY

The property has a drive direct from Hardens Road to the single garage, with turning/parking to the front. A neat picket fence runs along the front with views over open fields. The front garden is mainly laid to lawn with some plants and bushes and a summer house. High hedges run along the sides and the back providing a private garden space. The rear garden has a neat patio direct from the house with the rest predominantly lawn.

GARAGE (6.94M X 3.32M)

#### SERVICES

Mains Electricity and Water  
Oil Central Heating  
Council Tax: Band E  
EPC: Band E

#### VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

#### SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

**Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 Duns)**

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a sonic tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.