



## 37 RACHEL DRIVE, DUNS, TD11 3LP

- Modern Detached House
- Lounge with Bay Window
- Kitchen/Dining Room
- Integral Single Garage
- 4 Bedrooms (2 En-suite)
- Family Bathroom
- Utility Room & Separate WC
- Private Enclosed Garden

**OFFERS OVER £250,000**

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## LOCATION

Situated in a desirable development on the outskirts of the town but conveniently within walking distance. The vibrant and picturesque town of Duns close to the A1 and just 45 miles from Edinburgh. Boasting many great attractions nearby including the 14th century Duns Castle, which is now a hotel and Manderston, an opulent Edwardian country house with its famous silver staircase and gardens that are open to the public. Duns has a good selection of shops and a great variety of recreational facilities. Other amenities include a medical centre, fully modernised primary school opened in 2018 and a modern state-of-the-art High School. Duns is served by good road links to the other main Scottish Border towns and 15 miles away from the East Coast railway station in Berwick-Upon-Tweed with excellent links to Edinburgh and London.

## DESCRIPTION

This substantial four bedroom detached house sits on the edge of a cul-de-sac with the private rear garden bordering the woodland grounds of Berrywell House. Rachel Drive is a popular small development which was built circa. 2006 and is sought after by local families. Offered in immaculate condition and tastefully decorated this family home has generously proportioned rooms, with a kitchen / dining room to the rear which is an ideal hub perfect for family living. The property is in walk-in condition and has been well maintained and also benefits from the comforts of a modern house with double glazing, gas central heating, gas fire in lounge, modern fitted kitchen, integrated fridge, freezer and a utility room with further storage and plumbing for washing machine. The master bedroom has an en-suite shower room, with another en-suite shower room off bedroom 2 and a modern fitted family bathroom. Viewing is highly recommended to appreciate the well-designed layout and the space this property has to offer.

## ACCOMMODATION

VESTIBULE	(2.23M X 1.65M) including cloak cupboard
INNER HALL	(4.14M X 2.25M)
WC	(1.53M X 1.21M)
LOUNGE	(5.57M X 4.00M) into bay window
KITCHEN / DINER	(6.23M X 2.89M)
UTILITY ROOM	(2.99M X 1.80M)
LANDING	(3.53M X 3.19M)
GUEST BEDROOM	(3.20M X 2.93M)
EN-SUITE SHOWER	(2.52M X 2.10M)
MASTER BEDROOM	(4.83M X 3.52M)
EN-SUITE SHOWER ROOM	(2.64M X 2.13M)
BEDROOM 3	(3.52M X 2.94M)
BEDROOM 4	(2.99M X 2.68M)
FAMILY BATHROOM	(2.02M X 1.88M)
INTEGRAL GARAGE	(5.61M X 2.91M)

## EXTERNALLY

To the front of the property there is a small lawn with a block paved path / driveway which provides parking and access to the integral garage. The rear garden is one of the most secluded on the estate. The enclosed private side and rear garden has been landscaped is mainly laid to lawn with a drystone small retaining wall down to a lower level planted area towards the woodland. There is also an area to the rear of the garage which has several raised beds for growing fruit and vegetables. To each side of the house there is an access path with locking gates.

## SERVICES

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

## 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.