



27 Hawthorn Bank, Duns, TD11 3HL



- Semi-Detached House
- Breakfasting Kitchen
- 2 Double Bedrooms
- Garden to Front & Rear

- Spacious Living / Dining Room
- Utility Cupboard & Bathroom
- Study / Boxroom
- Gas Central Heating & Double Glazing

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LOCATION:

Situated in a popular residential estate on the edge of Duns. The town 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 and gym.

Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west. Both 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. Both these cities offer excellent airport facilities.

DESCRIPTION:

This ex-local authority semi-detached house offers bright spacious accommodation with a breakfasting kitchen, living/dining room with windows to front and rear and bathroom to ground floor. To the first floor there are 2 double bedrooms with a study which could be altered to easily create a further bedroom (subject to relevant permissions). The property also has ample storage with a fitted double wardrobe in bedroom 2, sizeable utility cupboard and an airing cupboard off the first-floor landing. With a little cosmetic work, potential buyers have the scope to put their own personal stamp on the property. This house would make an Ideal starter home.

EXTERNALLY:

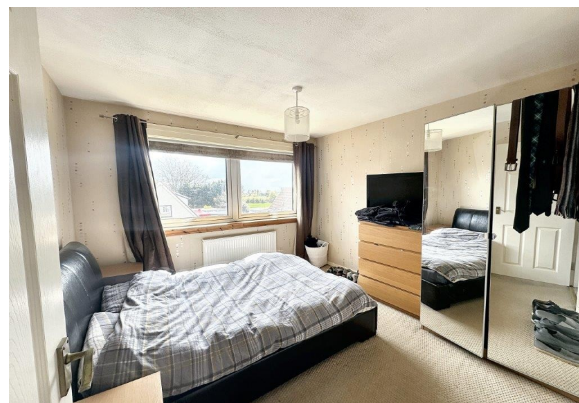
The front garden is open and mainly laid to lawn with a path to the front door and around the side to the rear garden. The rear garden is elevated and is a sizable plot mainly laid to grass. The garden to the rear is a blank canvas and toward the top of the garden would be an ideal location for a summer house (subject to relevant permissions). Although, the rear garden is open it could easily be fenced off to provide a secure space for pets and children.

SERVICES:

Mains Electricity, Gas, Water & Drainage.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 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 laser 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.



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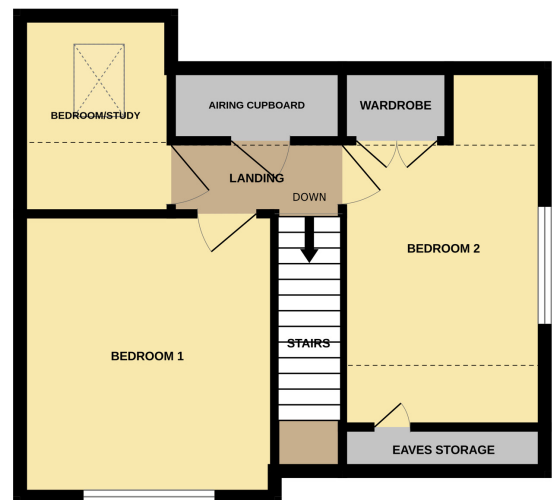
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- HALL (4.07M X 1.76M) including stairs
- KITCHEN (3.77M X 3.16M) at widest
- BATHROOM (1.98M X 1.67M)
- BEDROOM 1 (3.24M X 3.20M)
- BEDROOM 2 (4.38M X 2.54M) at widest
- LIVING / DINING ROOM (6.25M X 3.17M) at widest
- UTILITY CUPBOARD (1.69M X 1.46M)
- LANDING (2.17M X 0.93M)
- STUDY / BOXROOM (2.77M X 2.01M) at widest

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