



10 Tannage Brae, Duns, TD11 3EA



- Semi-Detached House
- Spacious Shower Room
- Utility / WC & Ample Storage
- Garden to Front & Rear
- 2 Double Bedrooms
- Breakfasting Kitchen
- Bright Spacious Living Room
- Driveway Parking & Garage



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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

The property is set in a popular area a short walk away from Duns town centre. 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 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 of these cities offer excellent airport facilities.

### DESCRIPTION:

10 Tannage Brae is a two-bedroom semi-detached house, originally designed as a three-bedroom property. The previous owner made excellent use of the layout by converting the smallest bedroom into a first-floor shower room and a large walk-in store. The former ground-floor bathroom has been repurposed as a utility room, now featuring a convenient WC, kitchen units, sink and plumbing for a washing machine. The property also offers a spacious breakfasting kitchen and a bright living room on the ground floor, with two double bedrooms on the first floor. Presented in clean decorative order, with double-glazed windows and gas central heating, viewing is highly recommended.

### EXTERNALLY:

To the front, the property features a low-maintenance garden predominantly laid to gravel and complemented by a driveway which provides ample off-road parking for several vehicles. The drive extends along the side of the property to a detached timber garage located at the rear. The rear garden continues the low-maintenance theme with gravel surfacing, a paved patio area perfect for outdoor seating, and attractive brick-built borders ideal for planting or decorative features.

### SERVICES:

Mains Electric, Gas, Water & Drainage.



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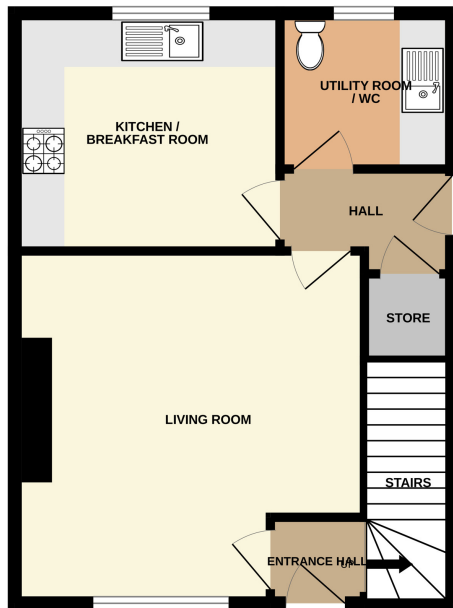




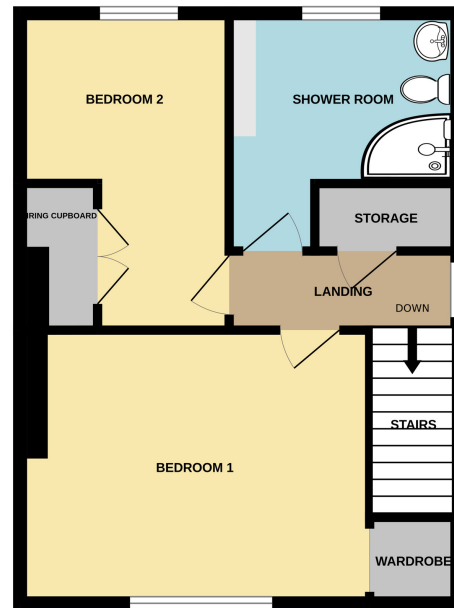
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FLOOR PLAN:

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:

- ENTRANCE HALL (1.17M X 1.03M)
- REAR HALLWAY (2.18M X 1.15M) at widest
- BOILER CUPBOARD (1.21M X 0.93M)
- CUPBOARD (1.53M X 0.78M)
- WARDROBE (0.88M X 0.78M)
- SHOWER ROOM (3.18M X 2.65M)
- LIVING ROOM (4.51M X 4.47M)
- UTILITY ROOM (2.18M X 1.85M)
- FIRST FLOOR LANDING (2.67M X 0.92M)
- BEDROOM 1 (4.51M X 3.16M) at widest
- BEDROOM 2 (4.23M X 2.72M) including airing cupboard

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#### 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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Request a home visit for one of our team to thoroughly review  
your property and provide you with an accurate price.  
You can find more information on our website.