



15 The Glebe, Gavinton, TD11 3QU



UNDER OFFER

- Semi-Detached House
- Kitchen & Porch / Utility Room
- 3 Bedrooms & Shower Room
- Gas Central Heating & Open Fire
- Parking & Electric Charger Point
- Living Room & Dining Room
- Sunroom & Ground Floor WC
- Attic Storage Room
- Gardens to Front & Back
- Rural Village Location

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

Situated in the quiet village of Gavinton, originally built as an estate village by landowner David Gavin for the neighbouring Lanton Estate. Gavinton is centred around a picturesque village green and benefits from a vibrant village hall which is often a hub of community activity. The village lies just over a mile from the central Berwickshire town of Duns. Nearby Duns provides an excellent range of day-to-day amenities including independent shops, cafes, restaurants and local services. The town also offers a variety of recreational facilities such as a swimming pool, fitness centre, tennis courts and pleasant parks and walking areas. Further amenities include a medical centre, dentist, a renovated primary school opened in 2017, and a modern high school, making the area particularly well suited to family living.

#### DESCRIPTION:

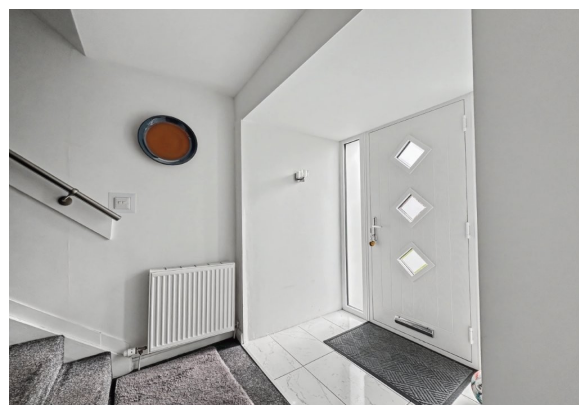
A substantial semi-detached house set in a quiet village location, with attractive views between neighbouring properties towards the surrounding countryside. The property offers a lovely family home with spacious accommodation including an entrance hall, ground floor WC, porch/utility area, sunroom, kitchen and a through living room and dining space which are defined with double doors. The fitted kitchen is finished in a charming duck egg blue, complemented by subtle colours throughout the home. On the first floor there is a bright landing with a glass balustrade, leading to three bedrooms and a shower room. The bedrooms enjoy some of the best views in the house, looking south towards the Cheviot Hills and northwards beyond neighbouring bungalows to open fields. The property further benefits from gas central heating, an open fire, double glazing and a floored attic area with a Velux window. This spacious home would be ideal for growing families seeking comfortable accommodation in a peaceful village setting.

#### EXTERNALLY:

The front garden is accessed from the quiet cul-de-sac and is bordered by a laurel hedge with a high gate providing privacy, which is mainly laid to lawn, with a path leading to the front door and to the porch/utility area. The rear garden is accessed from the main thoroughfare through Gavinton / Crimson Hill, with a high fence and gate leading to off-street parking, which includes an electric car charging point. There is a pergola and decked seating area directly off the sunroom, along with a small lawned section.

#### SERVICES:

Mains Electric, Gas, Water & Drainage.



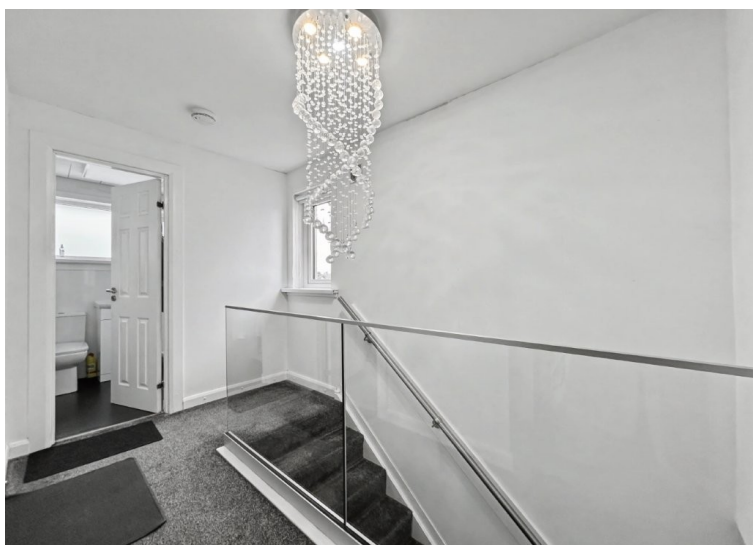
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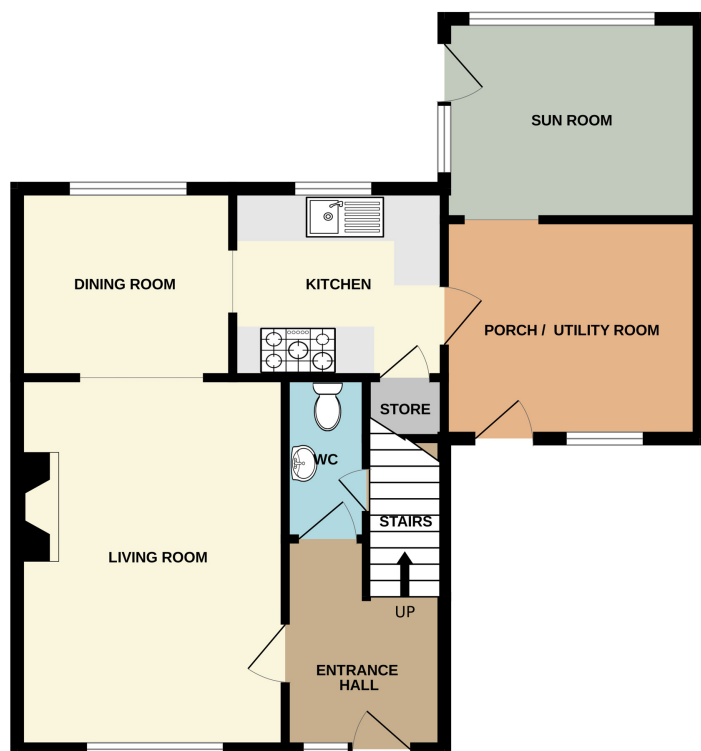
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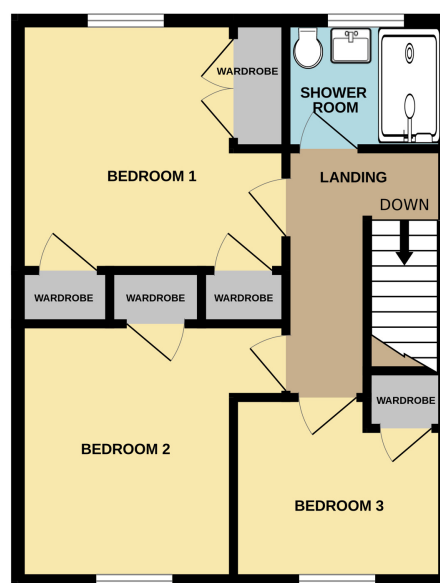
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FLOOR PLAN:

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 (2.71M X 2.03M) at widest
- LIVING ROOM (4.82M X 3.48M)
- KITCHEN (2.79M X 2.49M)
- SUNROOM (2.89M X 2.65M)
- SHOWER ROOM (2.04M X 1.66M)
- BEDROOM 2 (3.42M X 2.80M) not including wardrobes
- WC (1.98M X 1.03M)
- DINING ROOM (2.70M X 2.57M)
- SIDE PORCH / UTILITY (2.87M X 2.83M)
- LANDING (3.12M X 1.88M) including stairwell
- BEDROOM 1 (3.38M X 3.69M) at widest including wardrobe
- BEDROOM 3 (2.89M X 2.48M) at widest including wardrobes

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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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your property and provide you with an accurate price.  
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