



20 Earlsmeadow, Duns, TD11 3AQ



UNDER OFFER

- Semi-Detached House
- Spacious Living Room
- Bathroom & Storage
- Gardens to Front & Rear
- Breakfasting Kitchen
- 3 Bedrooms
- Double Glazing & Part Gas Heating
- Further Potential to Extend

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Interested In
viewing this property?

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LOCATION:

The property is set on a cul-de-sac nestled between the Boardwalk leading along to the high school and 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:

This well-proportioned three-bedroom semi-detached house would be an ideal choice for first-time buyers or growing families, A spacious ex-local authority home which is set on a generous plot with excellent scope to extend (subject to necessary permissions). Well-maintained and in move in condition, the property benefits from partial gas central heating, double-glazed windows, a modern fitted bathroom and a breakfasting kitchen. The living space is bright and airy, while the layout offers flexibility for future enhancements. Upstairs, you will find the bedrooms, including a generous master bedroom that enjoys lovely views towards the Cheviot Hills. The home is presented in neat decorative order throughout, providing a blank canvas for buyers to put their own stamp on.



EXTERNALLY:

The property is accessed through a shared gateway with the neighbouring house and has a garden which wraps around the house and is mainly laid to lawn. The main garden is south-facing. There is also a honeycomb gravel grid system which provides a structured gravel patio area.



SERVICES:

Mains Electric, Gas, Water & Drainage.



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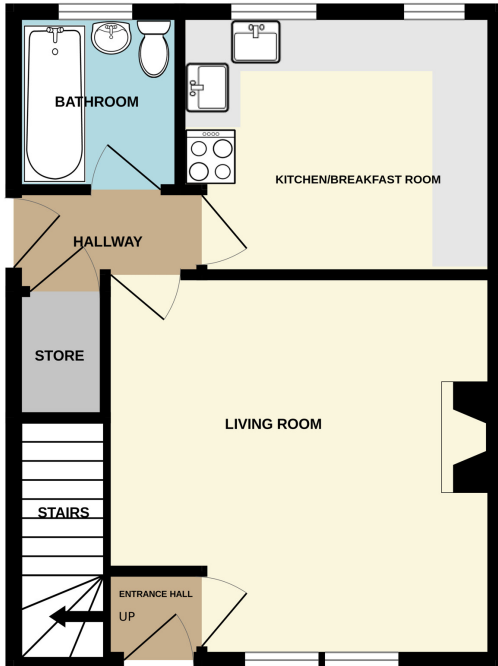
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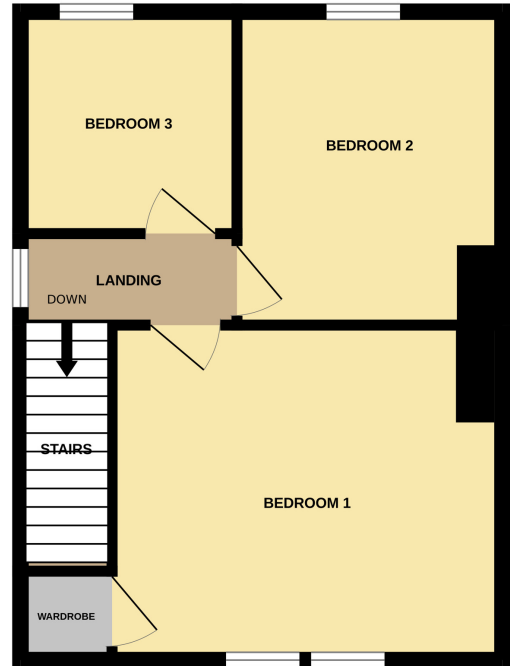
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FLOOR PLAN:

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 (1.05M X 0.98M)
- SIDE ENTRANCE HALL (2.05M X 1.10M)
- BATHROOM (1.79M X 1.65M)
- LANDING (2.37M X 1.00M)
- WARDROBE (0.97M X 0.84M)
- BEDROOM 3 (2.54M X 2.41M) at widest
- LIVING ROOM (4.27M X 4.20M) at widest
- BREAKFASTING KITCHEN (3.32M X 3.03M) at widest
- BOILER / STORE (1.40M X 1.01M)
- BEDROOM 1 (4.21M X 3.65M) at widest
- BEDROOM 2 (3.68M X 2.79M) at widest

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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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