



- Spacious Detached House
- Living Room with Bay Window
- 4 Bedrooms (Master with En-suite)
 Family Bathroom
- Immaculately Presented Throughout Gas Heating & Double Glazing
- Integral Garage & Parking

№ 4

4 2

- Kitchen / Diner & Utility Room
- Conservatory & Ground Floor WC

 - Popular Residential Location

EPC C





LOCATION:

The Property is situated in a highly sought-after residential estate on the edge of Duns. 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:

An immaculately presented four-bedroom detached home, extensively enhanced by the current owner. Improvements include a newly fitted luxury kitchen and utility room, both featuring high-specification matching units. The en-suite and external doors have been upgraded, and the garden areas have been landscaped. Additionally, the property boasts a large conservatory/garden room leading from the kitchen-diner, creating an ideal family hub. Presented in excellent decorative order throughout, the property is in ready-to-move-in condition.



EXTERNALLY:

Occupying a corner plot, the property benefits from a block-paved driveway providing parking and leading to the garage. The front and side gardens are enclosed by a neat picket fence and have been landscaped to enhance privacy. The side gates allow direct access to the enclosed rear patio style garden with access from the conservatory, kitchen / diner and the integral garage. This small yet peaceful retreat offers a low-maintenance outdoor space ideal for relaxation.



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.

















FLOOR PLAN:

GROUND FLOOR

1ST FLOOR





ACCOMMODATION:

- VESTIBULE (1.80M X 1.60M)
- LIVING ROOM (4.79M X 3.80M)
- CONSERVATORY (4.20M X 3.07M)
- LANDING (4.65M X 3.25M) at widest
- EN-SUITE SHOWER ROOM (1.90M X 1.49M)
- BEDROOM 2 (3.78M X 3.27M)
- BEDROOM 4 (5.75M X 2.91M) at widest

- HALLWAY (4.82M X 1.87M) at widest
- KITCHEN / DINING ROOM (4.82M X 4.52M)
- GROUND FLOOR WC (1.98M X 1.58M) at widest
- BEDROOM 1 (4.53M X 4.16M) at widest
- FAMILY BATHROOM (1.98M X 1.88M)
- BEDROOM 3 (3.78M X 3.20M) at widest
- INTEGRAL GARAGE (5.70M X 3.12M)





Book your Free, no-obligation property appraisal & valuation.

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.