



26 Rachel Drive, Duns, TD11 3LP



- Spacious Detached House
- Living Room with Bay Window
- 4 Bedrooms (Master with En-suite)
- Immaculately Presented Throughout
- Integral Garage & Parking
- Kitchen / Diner & Utility Room
- Conservatory & Ground Floor WC
- Family Bathroom
- Gas Heating & Double Glazing
- Popular Residential Location

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Interested In  
viewing this property?

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#### 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.



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FLOOR PLAN:



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:

- 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)

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