



26 Winterfield Gardens, Duns, TD11 3HA



- End Terraced Family House
- Spacious Living Room
- Breakfasting Kitchen
- Ample Storage
- Garden to Front & Rear

- 4 Bedrooms & Bathroom
- Dining Room
- Gas Central Heating & Stove
- Double Glazing
- Vehicular Access to Rear

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



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### LOCATION:

Winterfield Gardens is a popular residential area in Duns set around a large open recreational green. within walking distance of the town centre. This Borders town offers a good selection of shops and restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, gym and rugby, football, bowling and tennis clubs. There is a good range of state and independent schools in the area. It lies approx. 15 miles from the mainline station at Berwick upon Tweed offering good rail links North and South.

### DESCRIPTION:

An end terraced house set in a popular location. The property has undergone significant expansion, with extensions to both the side and front, adding a porch, a fourth bedroom, and a dining room which connects to a spacious living room featuring a wood-burning stove. The neatly fitted kitchen is modern, with integrated appliances and enough space for dining, making it practical for family use. Overall, the property's layout offers ample space for comfortable family living, and viewing is strongly recommended to appreciate its potential.

### EXTERNALLY:

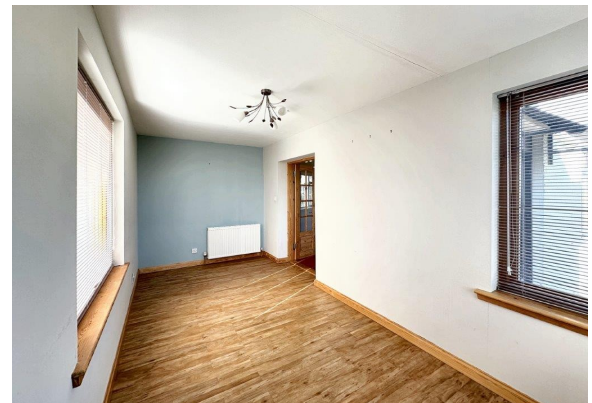
The front garden is enclosed with a small picket fence which is low maintenance with gravel and paving and a small covered seating area. The south facing rear garden is also enclosed with fencing and has a patio area direct from the house with the rest mainly laid to lawn. There is still a concrete slab area where a garage once stood and could easily provide off-street parking from the small lane that leads to the garages.

### 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.



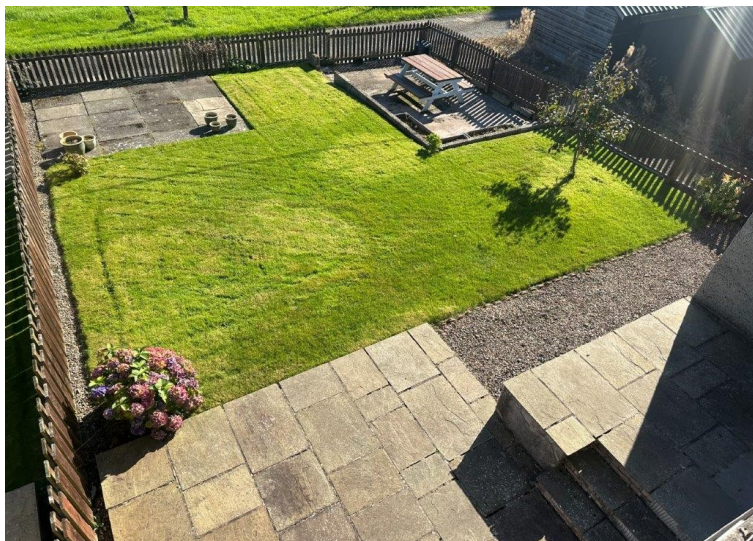
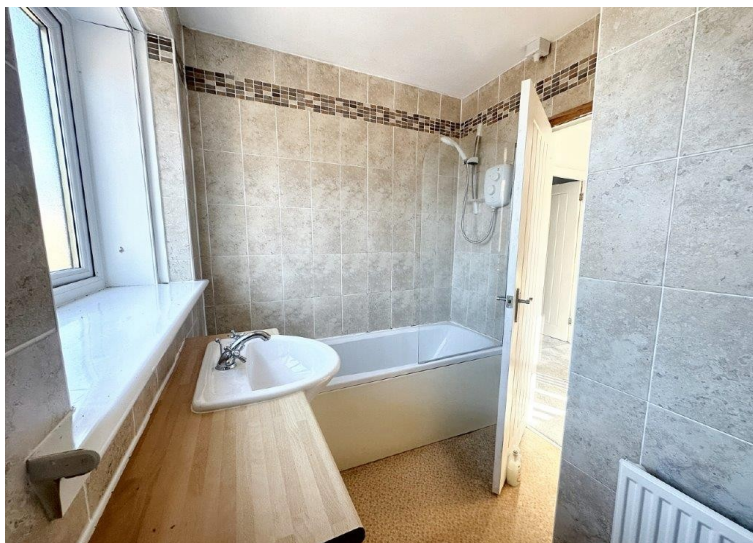
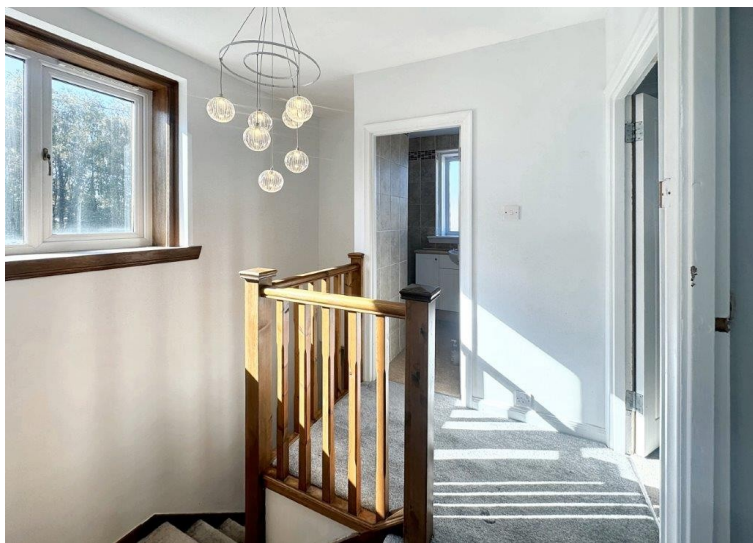
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## FLOOR PLAN:



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:

- PORCH (1.24M X 1.17M)
- BEDROOM 4 (4.44M X 2.19M)
- BREAKFASTING KITCHEN (4.34M X 2.83M)
- DINING ROOM (5.16MX 2.19M)
- BATHROOM (2.46MX 1.89M) at widest
- BEDROOM 1 (4.22M X 3.20M) at widest
- HALL (5.23M X 2.00M)
- WARDROBE (2.19M X 0.64M)
- LIVING ROOM (6.48M X 3.81M) at widest
- LANDING (L-SHAPED)
- BEDROOM 2 (3.90M X 2.85M) including wardrobe
- BEDROOM 3 (3.19M X 3.07M)

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