



48 Rachel Drive, Duns, TD11 3LP



- Semi-Detached House
- Living Room with Electric Stove
- Bathroom & WC on Ground Floor
- Gas Central Heating & Double Glazing
- Block Paved Parking to Front
- 3 Bedrooms (Master with En-suite)
- Kitchen / Dining Room
- Immaculately Presented Throughout
- Enclosed Rear Garden with Shed
- Popular Residential Location

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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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 cities offering excellent airport facilities.

#### DESCRIPTION:

An immaculately presented semi-detached family home which was built in 2006 and has been further enhanced by its present owner. The property is relatively low maintenance with modern bathroom, en-suite and WC cloakroom fittings. The bright kitchen / dining room is to the rear of the property with patio doors leading out onto the enclosed south facing garden ideal for family living, as it also has connecting doors leading through to the living room. This well-proportioned house also benefits from gas central heating, electric stove in living room, double glazing and an upgraded kitchen with integrated appliances including a gas hob, electric oven, extractor, fridge & freezer. The property is offered in excellent decorative order and viewing would be highly recommended.

#### EXTERNALLY:

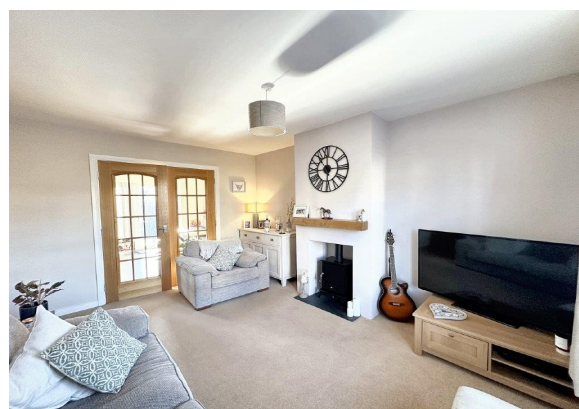
The property has block paved parking for two cars to the front with an enclosed south facing rear garden. The rear garden has a patio area direct from the house with an area laid to lawn and a garden shed.

#### 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.



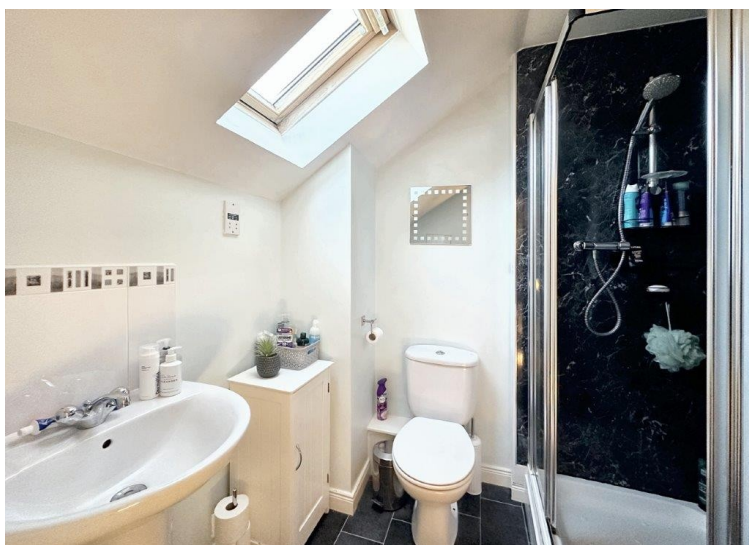
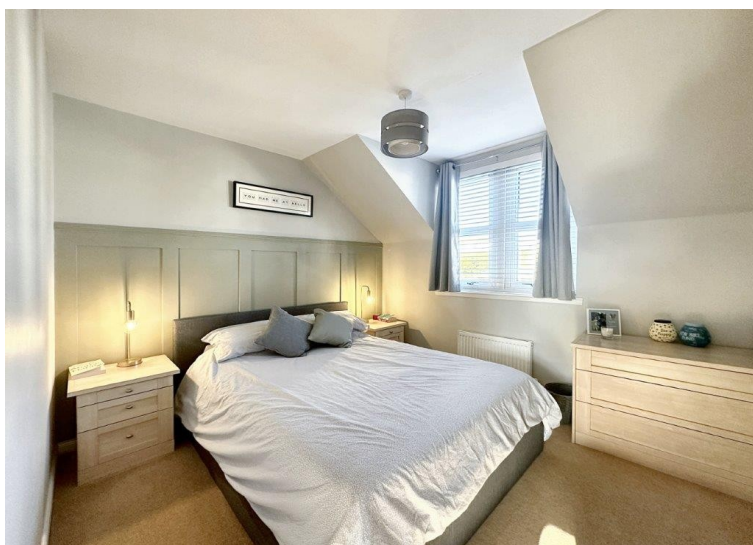
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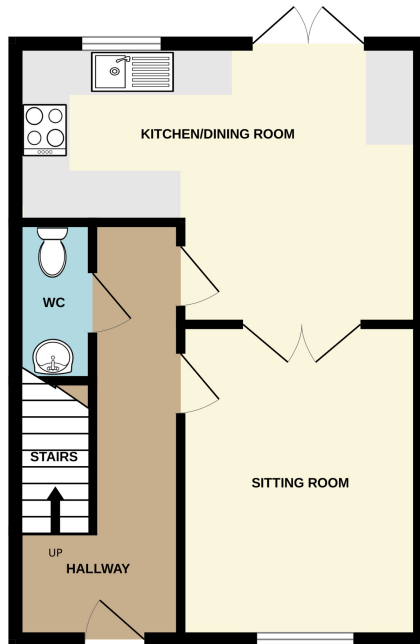
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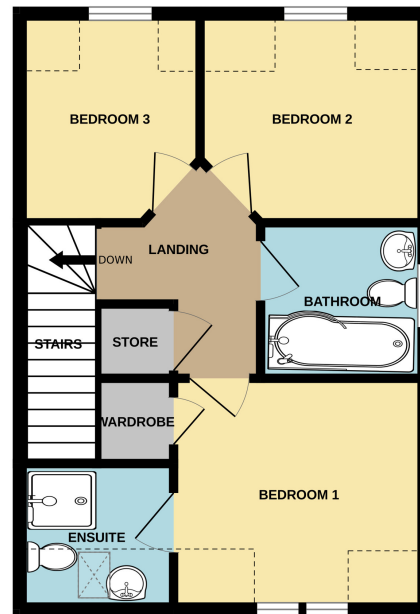
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FLOOR PLAN:

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:

- HALL (5.41M X 1.85M) at widest including stairs
- KITCHEN / DINING ROOM (5.18M X 3.57M) at widest
- LANDING (2.63M X 1.96M) at widest points
- MASTER BEDROOM (3.22M X 2.94M)
- EN-SUITE SHOWER ROOM (1.90M X 1.87M)
- BEDROOM 2 (2.88M X 2.87M) at widest
- LIVING ROOM (4.22M X 3.26M) at widest
- WC (2.04M X 0.88M)
- STORE (0.83M X 0.75M)
- WARDROBE (1.04M X 0.76M)
- FAMILY BATHROOM (1.96M X 1.87M)
- BEDROOM 3 (2.88M X 2.25M) at widest

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