



49 Easter Street, Duns, TD11 3DW



- End Terraced Extended House
- Living Room & Garden Room
- Bathroom & En-suite
- Gas Heating & Double Glazing

- 3 Double Bedrooms
- Kitchen / Dining Room
- Ample Storage
- Parking & Garden



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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

The property is set in a popular area a short walk away from 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 extended end-terraced home offers impressive space and versatility, making it ideal for a range of lifestyles. A substantial ground floor extension has created a flexible layout that could easily serve as a self-contained annexe - perfect for a teenager, elderly relative or guest accommodation. The extension has a garden room, bedroom and ensuite shower room and this area could function independently from the main part of the house if needed. This family house also has a spacious living room, kitchen / diner and ample storage. Upstairs, there are two further double bedrooms, both with built-in wardrobes, along with a stylish family bathroom and additional storage. This is a home which really does offer more than meets the eye, whether you're looking for multi-generational living, room to work from home, or simply extra space to grow into, this property delivers. Viewing is highly recommended to truly appreciate the flexible living space on offer.

EXTERNALLY:

The property is set back from Easter Street, offering a sense of privacy with a charming walled town garden and block-paved off-street parking to the front. A block-paved pathway leads around the side of the house and continues through the rear garden, creating a neat and low-maintenance outdoor space. The rear garden is fully enclosed and ideal as a patio-style garden, with plenty of potential for pots, plants or simply a relaxing outdoor retreat. A large shed offers excellent storage for garden tools or outdoor equipment.

SERVICES:

Mains Electric, Gas, Water & Drainage.



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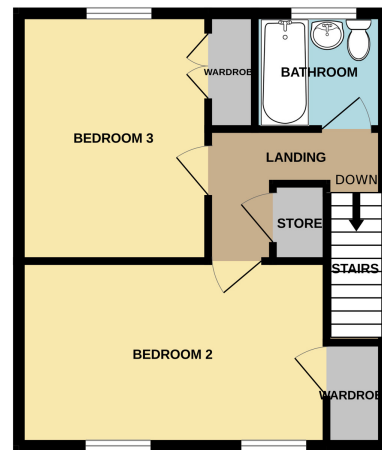


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FLOOR PLAN:



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 (1.50M X 0.90M)
- BOILER CUPBOARD (0.86M X 0.80M)
- KITCHEN/DINER - KITCHEN AREA (3.31M X 2.77M)
- OFFICE AREA (2.52M X 2.21M)
- BEDROOM 1 (4.69M X 3.13M) at widest
- LANDING (L-SHAPED)
- BEDROOM 3 (4.13M X 2.95M)
- BEDROOM 2 (4.80M X 2.90M)
- HALLWAY (3.43M X 2.40M) including store & stairs
- KITCHEN/DINER - DINING AREA (3.36M X 2.45M)
- LIVING ROOM (4.34M X 3.18M)
- GARDEN ROOM (3.61M X 3.57M) at widest
- EN-SUITE SHOWER ROOM (2.39M X 2.00M)
- BATHROOM (2.04M X 1.69M)
- WARDROBE (1.68M X 0.51M)
- WARDROBE (1.72M X 0.78M)

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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.



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.