



51 Trinity Park, Duns, TD11 3HN



Offers Around £195,000

- Semi-Detached Brick-Built House
- Living Room & Dining Area
- Gas Central Heating
- Parking for Several Cars
- Enclosed Rear Garden
- 3 Bedrooms & Bathroom
- Kitchen & Ample Storage
- Double Glazing
- Open Front Garden
- 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 sought-after residential area within Duns. Duns has a good selection of shops, restaurants and a great variety of recreational facilities, including a golf course, swimming pool, rugby, football, 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:

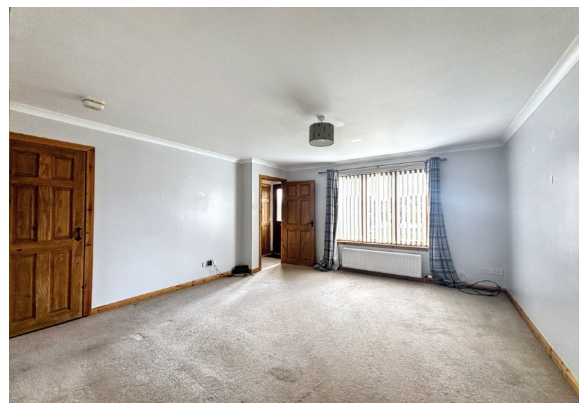
An attractive brick-built semi-detached home, set within a highly sought-after cul-de-sac in Duns. This well-presented property offers generous living accommodation with exciting potential to extend (subject to the relevant permissions), thanks to its spacious surrounding garden. Inside, the home features a bright and welcoming living room, dining room area, separate kitchen and ample storage throughout. Upstairs, there are three well-proportioned bedrooms with fitted wardrobes, alongside a modern shower room. Additional benefits include gas central heating, double glazing, and a desirable position within the cul-de-sac, making this an ideal family home. Viewing is highly recommended to appreciate the layout, garden and potential this property has for further development.

#### EXTERNALLY:

The property is set within generous, well-maintained gardens with the front garden providing a spacious open lawn sitting alongside a gravel driveway with ample parking for multiple vehicles. The side and rear gardens are fully enclosed, offering privacy and security—ideal for families and pets. A patio area directly accessible from the house creates a seamless indoor-outdoor living experience, while a thoughtfully positioned decked area captures the afternoon sun, making it perfect for relaxing or entertaining. The main garden is predominantly laid to lawn, bordered by mature planting and enclosed by high fencing for added seclusion. This versatile outdoor space is well-suited for a range of lifestyles, from family fun to social gatherings.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage.



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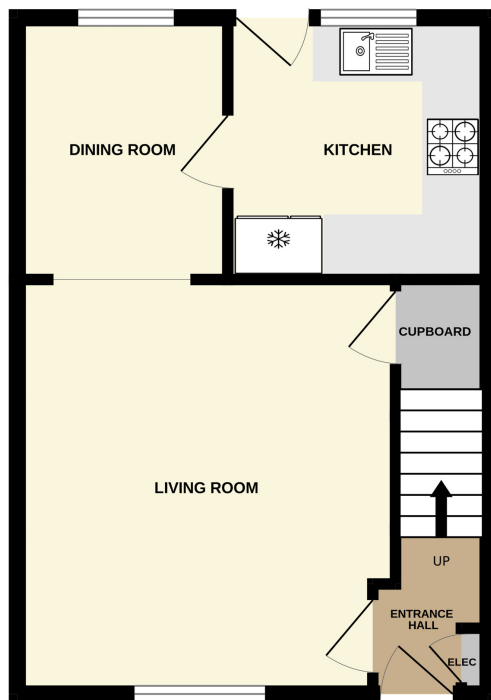
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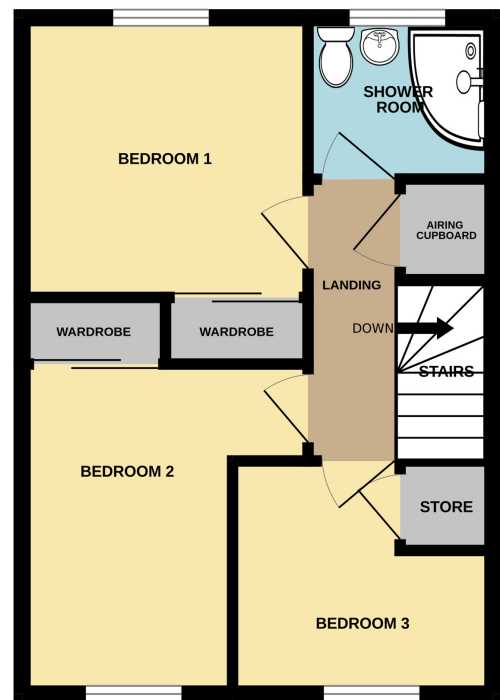
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FLOOR PLAN:

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:

- ENTRANCE HALL (1.89M X 1.20M) at widest
- DINING AREA (2.75M X 2.21M)
- LANDING (2.69M X 0.89M)
- BEDROOM 2 (3.54M X 3.00M) at widest
- BOILER CUPBOARD (1.01M X 0.78M)
- LIVING ROOM (4.35M X 4.10M) at widest
- KITCHEN (2.73M X 2.73M)
- BEDROOM 3 (2.72M X 2.50M) including cupboard
- SHOWER ROOM (1.96M X 1.68M)

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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.



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your property and provide you with an accurate price.  
You can find more information on our website.