



53 Trinity Park, Duns, TD11 3HN



Offers Over £195,000

- Semi-Detached Brick-built House
- Spacious Living Room
- Gas Central Heating
- Off-street Parking
- Enclosed Rear Garden
- 3 Bedrooms & Bathroom
- Kitchen / Diner
- Double Glazing
- Neatly Tended Front Garden
- Popular Residential Cul-de-sac

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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 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 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 plot. Inside, the home features a bright and welcoming living room, kitchen/diner and ample storage throughout. Upstairs, there are three well-proportioned bedrooms, each with fitted wardrobes, alongside a modern family bathroom. Additional benefits include gas central heating, double glazing, and a desirable position within the cul-de-sac, making this an ideal family home. With its excellent location, well-balanced layout and scope for further development, this property is not to be missed. Viewing is highly recommended.

#### EXTERNALLY:

The property is set within spacious gardens, offering plenty of outdoor appeal. To the front, an open lawned garden is dotted with mature trees, providing a sense of privacy, alongside a block-paved driveway with parking for several vehicles. To the rear, the enclosed garden is thoughtfully landscaped with tiered levels, featuring an attractive rubble dry-stone wall with steps leading up to a patio area and a well positioned summer house. The garden is mainly laid to lawn, complemented by gravelled sections, well-stocked borders, mature trees and shrubs, as well as a useful garden shed. This delightful outdoor space is both private and versatile, perfect for family living and entertaining.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage.



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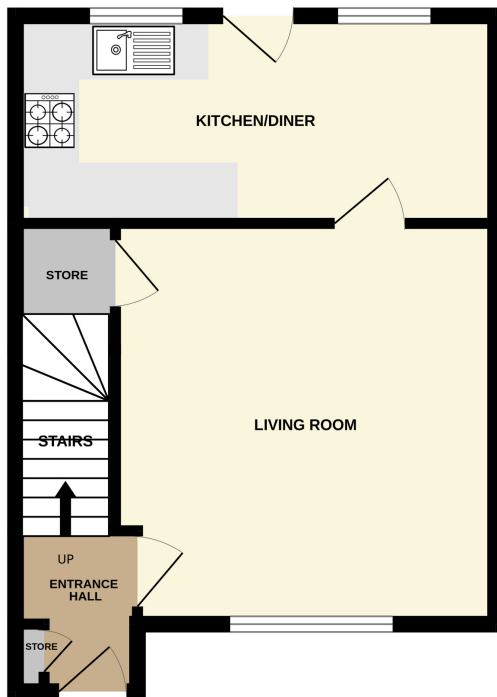




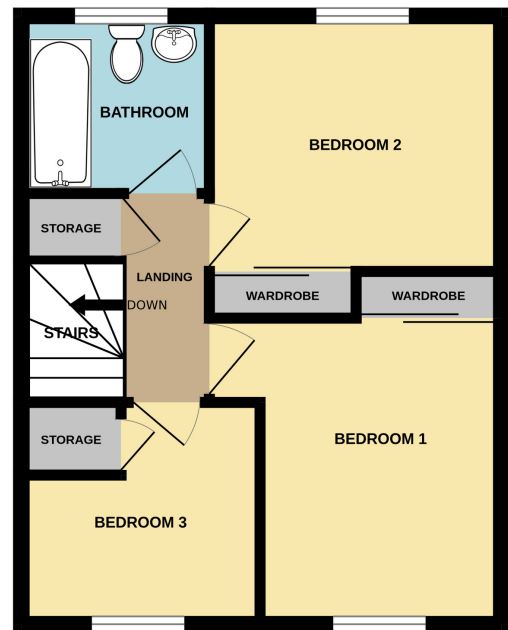
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## FLOOR PLAN:

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 HALL (1.75M X 1.19M) at widest
- KITCHEN / DINER (5.10M X 2.76M)
- BATHROOM (1.95M X 1.90M)
- BEDROOM 1 (3.55M X 3.00M) not including wardrobe
- LIVING ROOM (4.34M X 4.00M)
- LANDING (2.63M X 0.89M)
- BEDROOM 2 (3.01M X 2.96M) not including wardrobes
- BEDROOM 3 (2.70M X 2.60M) including cupboard

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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.  
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