



Amberlea, 13 Ainslie Terrace, Duns, TD11 3HE



- Semi-Detached House
- Kitchen / Dining Room
- Large Garage / Utility
- Gas Central Heating
- Garden to Front & Rear

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- 3 Bedrooms & Bathroom
- Bright Spacious Living Room
- Clean Decorative Order
- Double Glazing
- Driveway Parking

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:

The property is situated in a popular 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:

A spacious semi-detached house situated in a popular yet quiet residential area of Duns. This three-bedroom property has been well maintained and cherished by its current owners over the years and has been further enhanced with a large integral garage extension, which includes a utility area and ample space for those seeking a potential workshop or home gym. Additional upgrades include a modern fitted kitchen, gas central heating, double glazing and a bathroom featuring a shower over the bath. The property is presented in immaculate condition throughout, and viewing is highly recommended.

### EXTERNALLY:

At the front of the property, there is a low-maintenance garden, mainly paved and gravelled, with a neat, low-level brick-built wall. The driveway provides parking for one car leading to the garage, with ample on-street parking available nearby. The rear garden is also a low-maintenance patio garden, enclosed by fencing and a hedge, offering a private outdoor space.

### SERVICES:

Mains Electricity, Gas, Water and 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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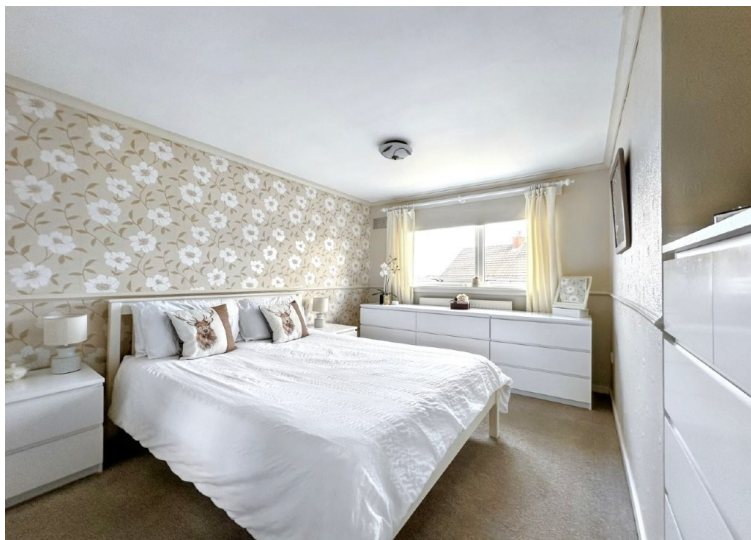
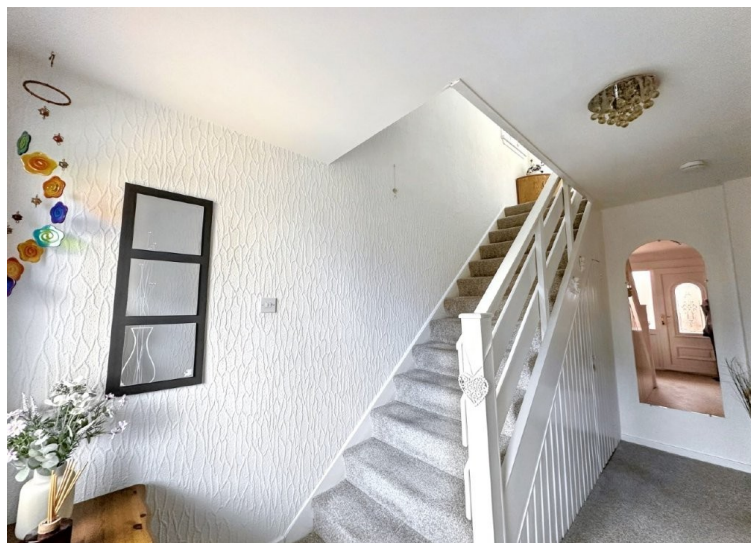
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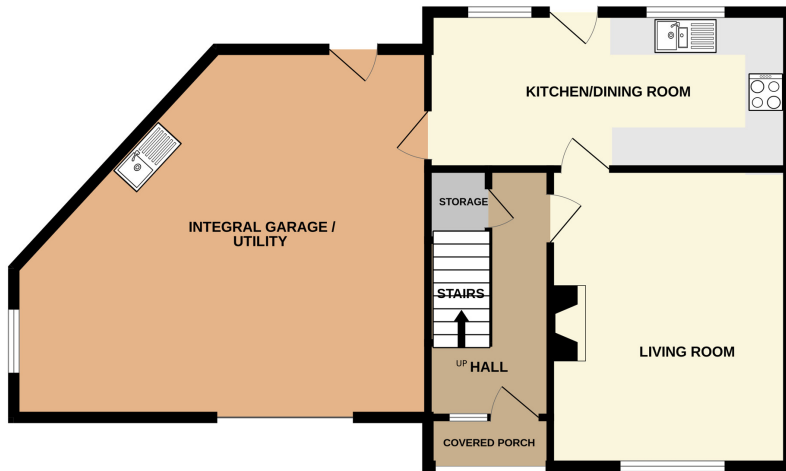
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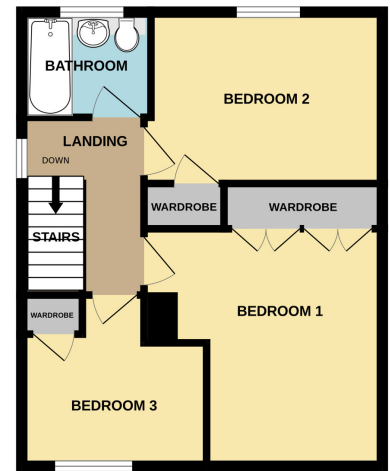
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## FLOOR PLAN:

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 (3.93M X 1.94M) including stairs
- KITCHEN / DINING ROOM (5.87M X 2.49M)
- LANDING (2.85M X 1.96M) including stairwell
- BEDROOM 2 (3.74M X 2.72M)
- BEDROOM 3 (2.95M X 2.66M) at widest
- LIVING ROOM (4.71M X 3.79M)
- GARAGE / UTILITY (6.56M X 5.70M) at widest point
- BATHROOM (2.05M X 1.66M)
- BEDROOM 1 (3.97M X 3.85M) at widest

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