Building Plot at The Clachan, Gavinton, TD11 3QT



Offers Over £75,000

- Building Plot
- Full Planning Permission
- Planning Ref. No: 23/01767/FUL
- Proposed 4 Bedroom House
- Popular Village Location
- Conservation Area
- Approx. 0.07 acres
- Proposed Garden to Rear

0 | 0 | 0 | EPC 0 | N/A

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

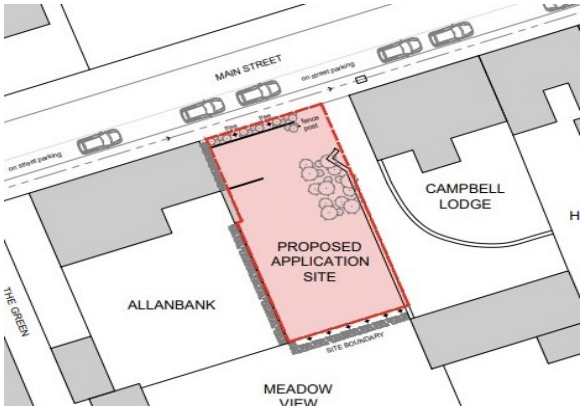
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LOCATION:

The building plot is in the small village of Gavinton, just over 2 miles away from the Scottish Borders town of Duns, which offers a serene retreat with a touch of rural beauty. Duns has a good selection of shops and restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, rugby club, gym and football, bowling and tennis clubs. 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.

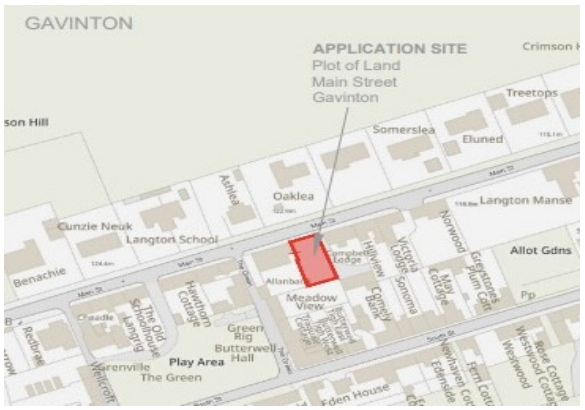


DESCRIPTION:

A neat infill plot which sits it the Gavinton Conservation Area and is approx. 300 metres squared (0.07 acres). The proposed four bedroom detached house is designed to be sympathetic with the surrounding properties, many of which have a listed status. Offered for sale with Full Planning Permission with further details being available on the Scottish Borders Council's Planning Portal - Planning Reference Number 23/01767/FUL.

EXTERNALLY:

The proposal is to build the property to the front of the site in keeping with the surrounding properties with garden ground to the rear and an access path to the side.



SERVICES:

Service are believed to be nearby on Main Street Gavinton.



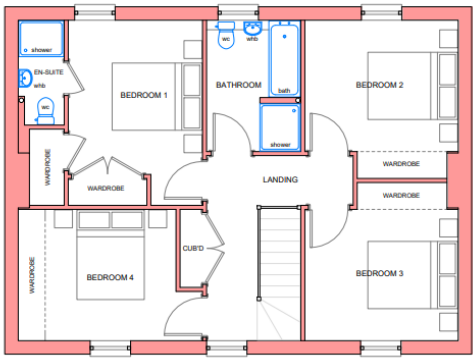
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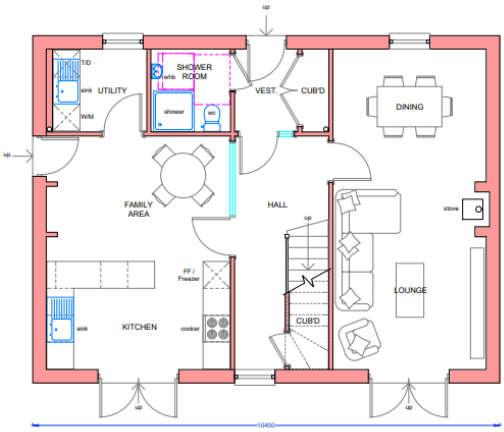
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Building Plot at The Clachan, Gavinton, TD11 3QT

FLOOR PLAN:



PROPOSED FIRST FLOOR PLAN
1:50



PROPOSED GROUND FLOOR PLAN
1:50

ACCOMMODATION:

- Site Area Approx. - 300m2
- Proposed Internal Floor Area - Approx. 135m2

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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.

THINKING OF SELLING YOUR HOUSE?

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You can find more information on our website.

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