



The Hollies, Trinity Gardens, Duns, TD11 3ER



- Spacious Detached Bungalow
- Well-Proportioned Living Room
- Shower Room
- Attached Single Garage
- Gardens & Parking

- 3 Double Bedrooms with Wardrobes
- Kitchen / Diner
- Utility Room & Ample Storage
- Gas Heating & Double Glazing
- Private Town 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 highly sought-after private 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 exceptionally spacious detached bungalow that has been well maintained and clearly cherished throughout its lifetime. Although, buyers may wish to modernise the property, it is walk-in condition and an immaculate home. Its exclusive location, just off the private Trinity Lane, adds to its charm. The bungalow features three generous double bedrooms, all with fitted wardrobes, a shower room, a spacious living room, conservatory, kitchen-diner, utility room, and ample storage throughout. Viewing is highly recommended.



EXTERNALLY:

Set within its own private gardens, the property is accessed from Trinity Lane via a private driveway serving two properties. The Hollies is on the left, with its own driveway leading to parking and an attached single garage featuring an electric roller door. The mature garden is divided into several sections and includes a mix of lawn, herbaceous plants, shrubs, and trees.

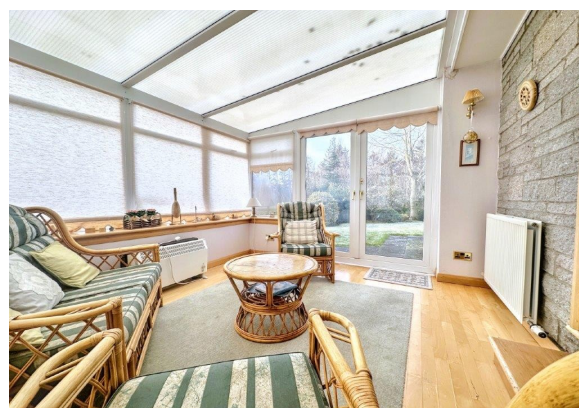


SERVICES:

Mains Electricity, Gas, Water & 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.



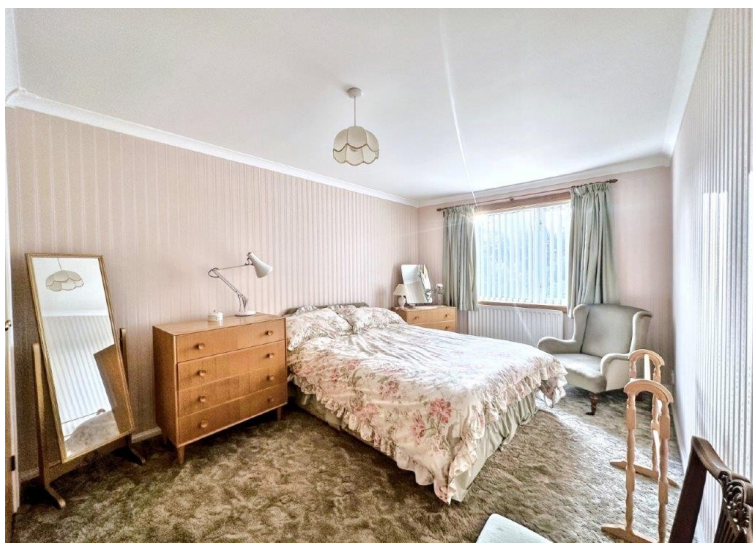
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FLOOR PLAN:

GROUND 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:

- REAR ENTRANCE HALL (1.89M X 1.74M)
- KITCHEN/DINER (7.09M X 3.47M) including cupboard
- SHOWER ROOM (2.28M X 2.31M)
- LIVING ROOM (5.91M X 5.91M) at widest
- BEDROOM 2 (4.70M X 2.90M) including wardrobes
- ATTACHED GARAGE (5.25M X 3.20M)
- UTILITY ROOM (3.17M X 1.86M)
- MAIN HALLWAY (4.73M X 2.29M)
- MASTER BEDROOM (5.30M X 3.52M) including wardrobes
- BEDROOM 3 (3.44M X 2.89M)
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