



Todlaw, Duns, TD11 3EJ



- Detached Georgian House
- 4 Double Bedrooms
- Family Bathroom
- Double Detached Garage & Parking
- Stunning Period Features

- 3 Reception Rooms
- Breakfasting Kitchen
- Cloakroom, Utility Room & Pantry
- Gas Central Heating
- Extensive Private Gardens

 4

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

Todlaw is set in a secluded location adjacent to Station Road, within walking distance of the market town of Duns. This Borders town offers a good selection of shops and restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, gym and rugby, football, bowling and tennis clubs. There is a good range of state and independent schools in the area. It lies approx. 15 miles from the mainline station at Berwick upon Tweed offering good rail links North and South. Edinburgh is around a 60 minute drive away and Newcastle approx. 90 minutes.

#### DESCRIPTION:

An elegant Georgian stone built detached house, discreetly nestled away and set in its own partially walled garden. It was extended in the Victorian period with the addition of a large living room and master bedroom above. This wonderful period property has a further two reception rooms, three further bedrooms, one with a dressing room attached, a family bathroom, a breakfasting kitchen, a utility room with pantry adjoining and a downstairs cloakroom. There are many period features which enhance the property's distinguished and charming character.

#### EXTERNALLY:

The house is complemented by an extensive, well laid out garden offering ultimate privacy thanks to the high stone wall and surrounding trees. The mature garden is well stocked with choice specimen trees, plants and seasonal flowers offering year round colour and interest. Hedges and borders divide large areas of lawn and the woodland area features pathways that meander through the trees, creating a serene and inviting atmosphere.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage. Category B Listed Building.

#### 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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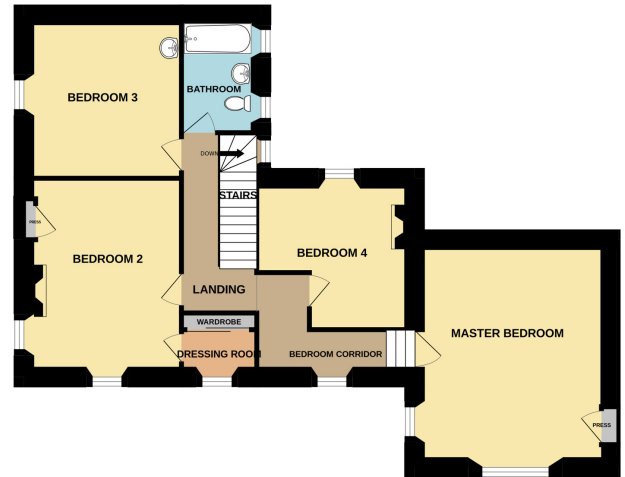
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FLOOR PLAN:

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 (5.41M X 1.85M) including stairs
- DINING ROOM (4.83M X 3.84M)
- KITCHEN / BREAKFAST ROOM (5.74M X 3.98M) at widest
- BOILER / UTILITY ROOM (4.28M X 1.86M)
- GARDENERS' WC (2.41M X 1.90M)
- BEDROOM CORRIDOR (L-SHAPED)
- BEDROOM 2 (4.86M X 3.85M)
- BEDROOM 3 (3.92M X 3.90M)
- BEDROOM 4 (3.91M X 3.78M) at widest
- DRAWING ROOM (5.53M X 4.83M)
- SITTING ROOM (4.84M X 3.82M)
- REAR HALL (L-SHAPED)
- PANTRY (1.50M X 1.23M)
- FIRST FLOOR LANDING (4.81M X 1.84M) including stairwell
- MASTER BEDROOM (5.57M X 4.81M)
- DRESSING ROOM (1.82M X 1.55M) including wardrobe
- BATHROOM (2.86M X 1.75M)

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