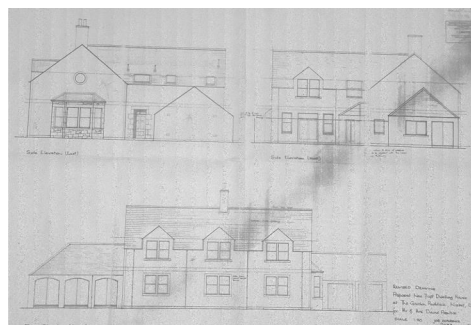
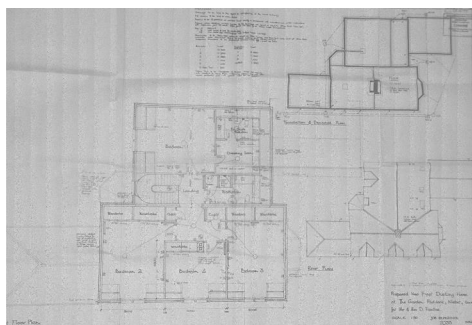
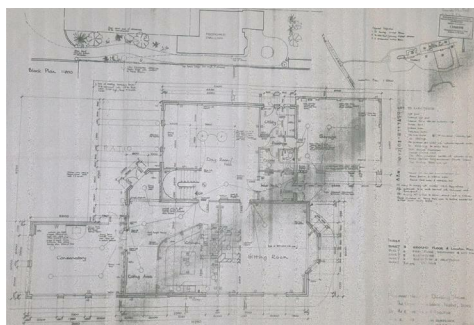


Garden Paddock Duns, TD11 3HU



The building plot at Nisbet Stables enjoys a tranquil and rarely available semi rural position only a few miles from Duns. The plot itself is nestled into a woodland edge location with a walled surround to the south side creating a lovely feature and ensuring plenty of privacy. Detailed planning permission has been granted for the plot to build a sizeable four bedroom detached family home.



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LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant

DIRECTIONS

Travelling from Duns on the A6112 'Coldstream Road' continue for approximately two miles before taking a private drive off the main road to the left, flanked on either side by stone pillars. Continue along this drive passing Nisbet House mansion house; the plot is positioned beyond the house, bordered by woodland to the north side and a stone wall to the south side.

This is a rare opportunity to purchase a sizeable building plot within only a few miles of Duns. Extending to approximately 0.4 acre this plot benefits from full planning permission and would be ideal for those looking to complete a self build in a semi rural position with the advantage of having all amenities and local schooling within a short drive. The plot enjoys good levels of privacy with a woodland boundary to the north and a stone wall boundary to the south side whilst the neighbouring properties incorporate converted stables

and the impressive mansion house.

The planning permission that has been granted is for the erection of a sizable family home which has been designed to cater for modern family life with a thoughtful open plan arrangement on the ground floor and four nicely sized bedrooms on the first floor.

Details of the current planning permission and associated documents can be accessed by contacting the local planning department and quoting reference 94/01407/FUL. Please note these documents are not available via the planning department's online portal.

SERVICES

It is understood that the drainage to the plot is already in place. All other services are available nearby.