

J D Clark & Allan, WS
Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
Berwickshire
TD11 3DR
Tel: (01361) 882501



**DUNS, Eynhallow, 5 Trinity Park,
TD11 3HN**



Offers over £245,000 are invited

LOCATION

Centred around an attractive market square, the former market town of Duns, with a population of approximately 2625, enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by a state of the art secondary school and newly refurbished primary school while the recently enhanced Volunteer Hall provides an excellent venue for many community activities. Local attractions include the newly extended and refurbished Jim Clark Motorsport Museum, housing over 100 trophies and memorabilia from the life of the world famous racing driver and the magnificent Manderston House which boasts the only silver staircase in the world and a marble dairy. For those interested in recreational pursuits, pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well provided for with a fine 18 hole golf course, swimming pool and tennis courts. More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed which also has a mainline railway station (15 miles) and Kelso (19 miles).

DESCRIPTION

A rare opportunity to acquire a stunning family home in an enviable cul-de-sac within one of the town's most desirable residential developments. Interesting design features such as the attractive use of timber supports, beams and wood panelling gives the property a definite air of individuality with a Scandinavian vibe while a semi-open plan layout at ground floor level not only perfectly caters for the demands of modern family life but also creates a superb space for entertaining. The bright, spacious and flexible accommodation comprises:- Hall, Kitchen, Utility/Storage Room, WC, split level Dining/Sitting Room, 4 Bedrooms and Bathroom. Double glazing is fitted throughout and recently upgraded electric heating is augmented by a multi fuel stove. The property also benefits from excellent storage facilities and is surrounded by a generous amount of garden ground. A detached single garage lying to the side of the property and a large tarmac driveway afford excellent off-street parking. Viewing of this property is highly recommended for full appreciation.

ACCOMMODATION

GROUND FLOOR

HALL

A glazed front door with side panel accesses an L-shaped hallway giving access to the Kitchen, Utility/Storage Room, WC and Dining Room. Parquet flooring and pendant light fitting.

KITCHEN – 3.46m x 2.58m (11' 4" x 8' 6")

Large rear facing window overlooking the garden. A stylish range of Moben wall and base mounted units incorporating glazed display cabinets, shelving and semi-circular breakfast bar provides ample storage and work surfaces. Ceramic sink with single drainer and mixer tap. Integrated dishwasher, double oven, ceramic hob with extractor hood over, fridge and freezer. Triple spotlight fitting. Vinyl flooring. Telephone point, storage heater, cooker switch, 9 x 13 amp power points and other appliance points.

WC – 1.63m x 0.80m (5' 4" x 2' 7")

High level window. White WC and wash-hand basin. Triple spotlight fitting and vinyl flooring.

UTILITY/STORAGE ROOM – 1.95m x 1.69m (6' 5" x 5' 7")

Front facing window fitted with Venetian blind. An extremely useful room for storing the usual family clutter. Large cupboards to each end, one containing the new circulating tank and another the electricity meter. Plumbing for automatic washing machine. Coat pegs. Pendant light fitting and vinyl flooring. 2 x 13 amp power points.

DINING ROOM – 5.30m x 2.70m (17' 5" x 8' 10")

A glazed door and side panel accesses this dramatic, double height room with large rear facing windows. A central



stone chimney breast creates a partial division from the Sitting Room. Open tread staircase with two overhead pendant lights to galleried landing and first floor accommodation. Feature pine panelled walls. Large original light fitting. Storage heater and 2 x 13 amp power points. Three steps down to:-

SITTING ROOM – 8.00m x 4.23m (26' 3" x 14' 2")

A lovely bright, generously proportioned triple aspect room with windows to the front and side and large sliding doors to rear garden. Feature fireplace housing a multi fuel stove with timber surround and tiled hearth. Wood panelled ceiling with exposed beams. TV aerial connection and telephone point. Shelved storage cupboard with folding doors. Four pendant light fittings, storage heater and 12 x 13 amp- power points.

GUEST BEDROOM/STUDY – 3.53m x 2.59m (11' 7" x 8' 6") at longest

Accessed from the Dining Room. Three steps lead down from a small entrance platform to this extremely bright and attractive room with a large front facing window, feature timber beam and supporting post, telephone point and 2 x 13 amp power points.

FIRST FLOOR LANDING

Open tread staircase from the Dining Room accesses the galleried landing with shelved storage/airing cupboard, two flush fitting ceiling lights, smoke alarm and 1 x 13 amp power point.

BEDROOM 1 – 3.62m x 2.60m (11' 10" x 8' 6")

A good sized double bedroom with large window overlooking the rear garden and beyond. Double built-in wardrobe. Pendant light fitting and 4 x 13 amp power points.

BEDROOM 2 – 3.20m x 2.59m (10' 6" x 8' 6")

With large front facing window, two double built-in wardrobes, pendant light fitting and 4 x 13 amp power points.

BEDROOM 3 – 2.60m x 2.23m (8' 6" x 8' 6")

With floor to ceiling side facing window, built-in wardrobe, pendant light fitting and 2 x 13 amp power points.

BATHROOM – 2.58m x 2.23m (8' 6" x 7' 4")

A very smart bathroom with front facing window fitted with roller blind. White bathroom suite comprising WC, twin vanity wash-hand basins with mirror and light over and bath with mains shower over. Fully tiled. Heated towel rail, flush fitting ceiling light and vinyl flooring.

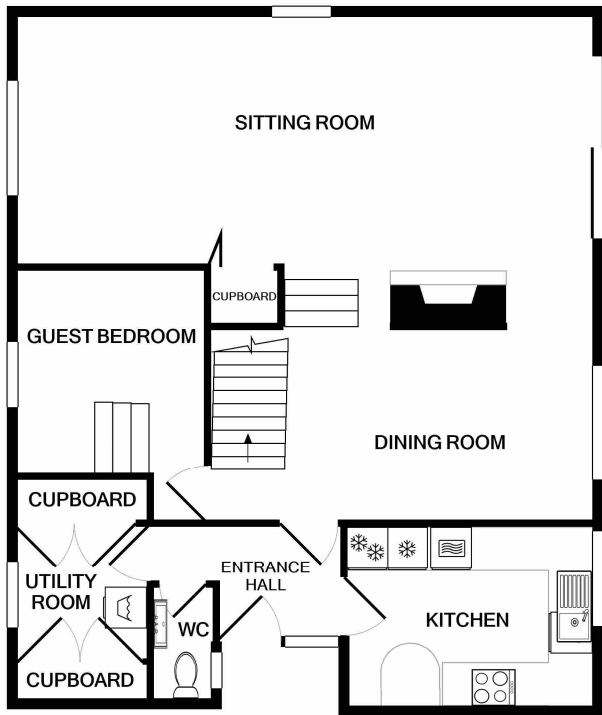
OUTSIDE GARAGE

A large tarmac driveway to the front provides excellent off-street parking and accesses a detached single garage with up and over door, power and light. An adjoining wood/coal shed also with electric light is situated to the rear of the garage. A remote sensor light provides external lighting.

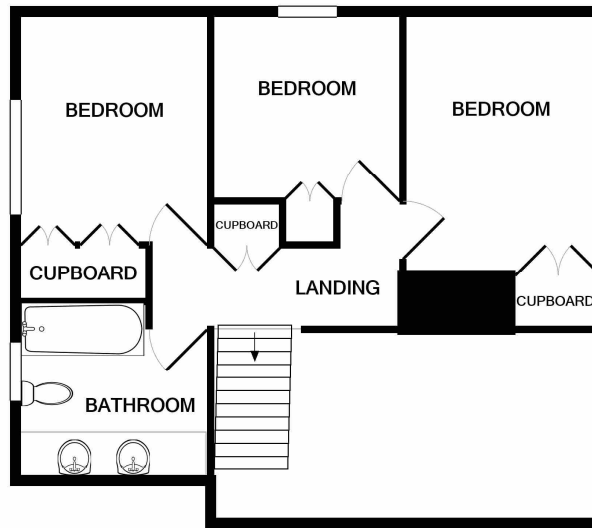
GARDEN

The property is surrounded by a generous amount of garden ground. The front garden comprises mainly of lawn with surrounding shrub borders. The large enclosed rear garden is also laid mainly to lawn with a back drop of mature trees and surrounding shrub borders. A paved patio area lies immediately outside the Sitting Room. A potting shed provides additional storage facilities.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EXTRAS

All floor coverings, light fittings and blinds along with the integral appliances are included in the sale. Please note the ceiling light in the Hall is excluded from the sale.

SERVICES

The property is served by mains electricity, water and drainage.

COUNCIL TAX

The property is in Band E.

ENERGY EFFICIENCY RATING G.

VIEWING

Viewing is highly recommended but strictly by appointment through the Selling Solicitors.



OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

NOTE These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.

