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Solicitors and Estate Agents

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Market Square
Duns
TD11 3DR

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DUNS, 5 Rachel Drive, TD11 3LP

Offers over £240,000 are invited

This highly desirable detached family home enjoys a good location within this popular and sought after edge-of-town development. Well presented with neutral décor throughout affording a blank canvas for both modern or traditional styling the bright and spacious accommodation comprises:- Vestibule, Hall, Sitting Room, Dining Kitchen, Utility Room, WC, 3 double Bedrooms, En-suite Shower Room and Family Bathroom. Double glazing and gas central heating are installed throughout and the property also benefits from an integral garage, bloc paved driveway providing parking for two cars and a good sized area of low maintenance garden ground.

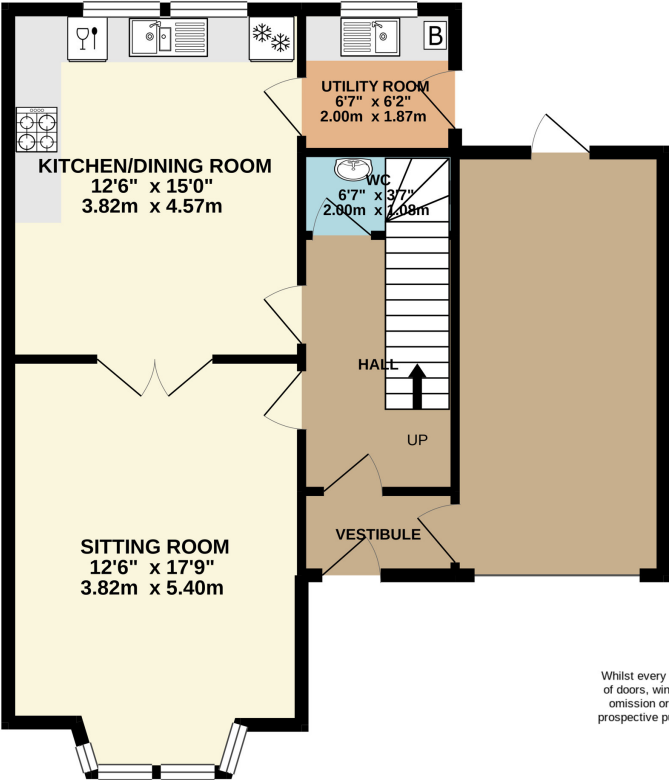
Centred around an attractive market square, the former market town of Duns, with a population of approximately 2625, enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by a state of the art secondary school and newly refurbished primary 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 (approximately 19 miles).

ACCOMMODATION

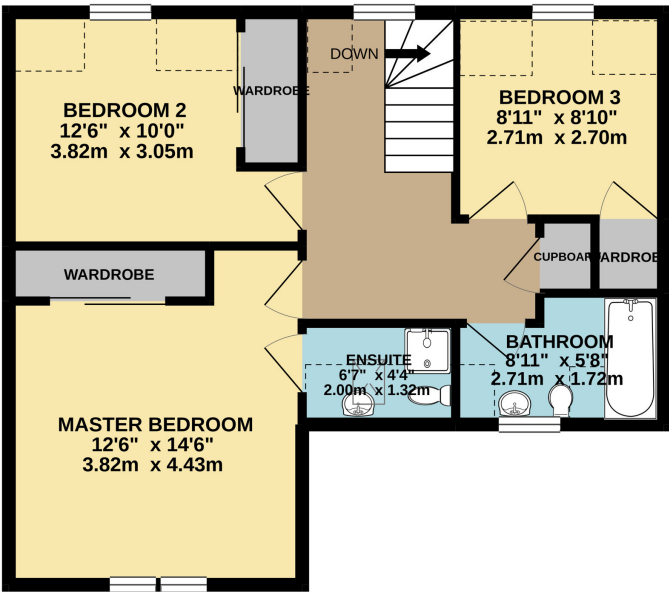
The vestibule with door to the integral garage leads into a good sized hallway with stairs to first floor and understair cupboard housing the electric meter and fuse board. A smartly presented internal WC with white two piece suite lies at the end of the hall while doors to the left access the sitting room and dining kitchen respectively. The bright, well proportioned sitting room has a west facing bay window, feature fireplace housing an electric fire and glazed double doors to the kitchen. The spacious kitchen affording excellent space for family dining has twin rear facing windows overlooking the garden and beyond. This is fitted with a range of light beech effect base and wall mounted units with integrated gas hob, cooker hood, oven and fridge/freezer. A slot-in dishwasher is also included in the price. Off the kitchen is a utility room with rear facing window and door to garden. This is fitted with similar base units, a stainless steel sink, plumbing for automatic washing machine and concealed wall mounted central heating boiler. Returning to the hall, the stairs turn to the good sized first floor landing with east facing window affording excellent natural light. The bright, generously proportioned master bedroom with twin west facing windows lies to the front of the property and benefits from a large built-in wardrobe and en-suite shower room with coombed ceiling, front facing Velux window, recessed spotlights and white suite with splashback tiling. The two remaining bedrooms lie to the rear of the property both with dormer windows enjoying a fine open outlook, slightly coombed ceilings and built-in wardrobes. The family bathroom has a front facing dormer window, slightly coombed ceiling and is fitted with a white three piece suite comprising WC, pedestal wash-hand basin and bath with shower attachment and screen over, all with splashback tiling.



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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OUTSIDE

Low maintenance garden ground lies to the front and rear of the property. The open front garden comprises a small lawn with a monobloc driveway proving parking for two cars. Additional off-street parking lies nearby. A gate to the side of the property accesses the sheltered and enclosed rear garden which is laid to a mixture of paving and gravel with surrounding shrub borders. An outside tap lies to the rear of the property.

EXTRAS

All carpets, curtain poles, blinds and light fittings are included in the sale.

COUNCIL TAX

The property is in Band E. Amount payable 2021-22 is £2,208.72.

ENERGY EFFICIENCY RATING C.

SERVICES

The property is served by mains gas, electricity, water and drainage. All rooms are fitted with TV and telephone connections. A factoring company manages the amenity areas for a small annual charge.

VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged 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.

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