



## FLAT 2, 18 BRIDGEND, DUNS, TD11 3ER

- Stone Built Maisonette
- Living Room with Stove
- Utility & Laundry Cup'd
- Garden Plot & Parking
- Dining Kitchen
- 2 Bedrooms & Bathroom
- Gas Central Heating
- Double Glazing

**OFFERS AROUND £89,950**

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P**

**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
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### LOCATION

Situated close to the main shops and Duns Square. The vibrant and picturesque town of Duns is close to the A1 and just 45 miles from Edinburgh. Boasting many great attractions nearby including the 14th century Duns Castle, a wedding and events venue and Manderston, an opulent Edwardian country house with its famous silver staircase and gardens that are open to the public. Duns has a good selection of shops and a great variety of recreational facilities. Other amenities include a medical centre, newly renovated primary school opened in 2017 and a modern state-of-the-art High School. Duns is served by good road links to the other main Scottish Border towns and 15 miles away from the East Coast railway station in Berwick-Upon-Tweed.

### DESCRIPTION

A quirky maisonette within a substantial stone building set well back from the main road. The main entrance door gives direct access with winder stair up to the first floor with a long stairwell window which cuts up through to the stairs accessing the second floor. This spacious property has a dining/kitchen, lounge with wood burning stove, large utility cupboard and bathroom on the first floor. The second floor has a large double bedroom and a single bedroom as well as a large airing cupboard. This 2 bedroom flat also benefits from gas central heating, spacious rooms and double glazed windows. This property would make an ideal starter home or investment property and viewing is highly recommended.

### ACCOMMODATION

Entrance Vestibule	(1.28M X 1.00M)
First Floor Landing	(5.63M X 1.02M)
Dining Kitchen	(3.63M X 3.32M)
Lounge	(3.93M X 3.79M)
Bathroom	(3.06M X 1.98M)
Utility Cupboard	(4.41M X 1.20M)
Second Floor Landing ('L' Shaped)	
Airing Cupboard	(2.59M X 1.19M)
Bedroom 1	(4.57M X 3.68M)
Bedroom 2	(3.12M X 2.31M)

### EXTERNALLY

The property is set back with access up the shared driveway with space for parking to the front. Set away from the property is a small garden plot.

### SERVICES

Mains Electricity, Gas and Water  
Council Tax: Band B  
EPC: Band E

### VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

### SURVEY/ENTRY

By mutual arrangement.  
Home report available. Additional arrangements through agents

**Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 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 sonic 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.

