



1 North Street, Duns, TD11 3AP



- Spacious First Floor Maisonette
- 2 Bedrooms with Wardrobes
- Utility & Boiler Cupboard
- Double Glazing

- Bright Living / Dining / Kitchen
- Modern Bathroom & Kitchen
- Gas Central Heating
- Town Centre Location



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Interested In  
viewing this property?

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#### LOCATION:

The property is situated in the centre of Duns near the Market Square. Duns has a good selection of shops, restaurants and a great variety of recreational facilities, including a golf course, swimming pool, rugby club, football club, bowling club and gym. Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west. Both towns offer rail links to Edinburgh, the line from Berwick being the main East Coast Line. There is a good bus service to both Berwick and Galashiels as well as other local destinations. By car, Edinburgh is approx. 49 miles, with Newcastle to the south being approx. 77 miles. Both cities offering excellent airport facilities.

#### DESCRIPTION:

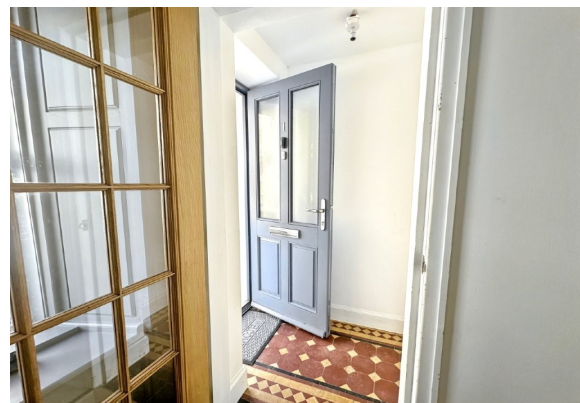
This maisonette flat benefits from its own private main door entrance, opening into a bright hallway with a front-facing window onto North Street and stairs leading to the first-floor accommodation. The landing offers excellent built-in storage, including a large airing cupboard housing the gas boiler. The main living space enjoys a sociable open-plan layout with a vaulted ceiling, creating a light and airy, penthouse-style feel. The living / dining / kitchen is a bright space with windows and skylight and access to a small utility room. The kitchen has been replaced in recent years and is well-equipped with a generous range of wall and base units, along with integrated appliances including an electric hob and oven. At the opposite end of the landing, the spacious master bedroom boasts two windows and a large walk-in closet with internal lighting. Bedroom two is also a good-sized room with views onto North Street and built-in wardrobe storage. The modern bathroom adds a touch of luxury with fully tiled walls, coordinating floor tiles with underfloor heating, a white suite including a Jacuzzi bath, separate shower cubicle, and useful built-in storage.

#### EXTERNALLY:

The property is accessed direct from the pavement on North Street.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage.



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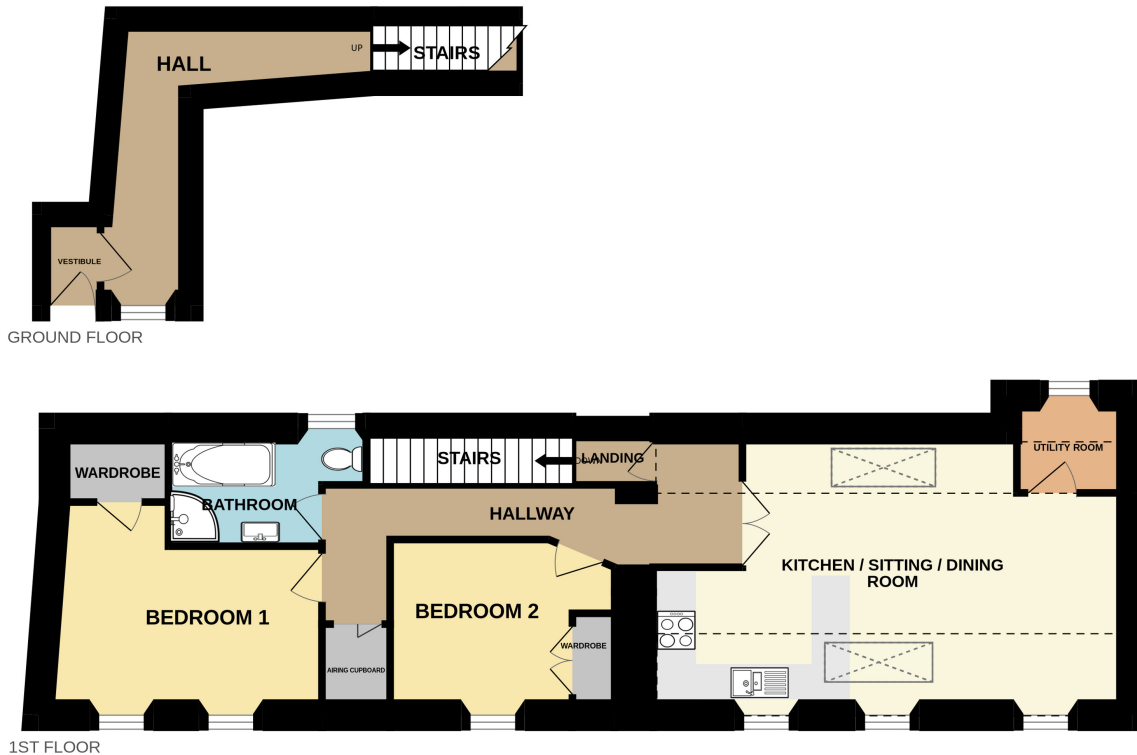
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## FLOOR PLAN:



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:

- VESTIBULE (1.66M X 0.88M)
- LANDING (1.45M X 0.84M)
- KITCHEN / DINING / LIVING ROOM (7.54M X 4.49M) at widest
- BEDROOM 2 (3.16M X 2.44M) including wardrobe
- BEDROOM 1 (4.43M X 3.34M) at widest
- BATHROOM (3.23M X 1.76M) at widest
- GROUND FLOOR HALLWAY (L-SHAPED)
- HALLWAY TO ALL ROOMS
- UTILITY ROOM (1.84M X 1.57M)
- AIRING CUPBOARD (1.40M X 1.03M)
- WALK-IN WARDROBE (1.78M X 1.08M)

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#### 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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Request a home visit for one of our team to thoroughly review your property and provide you with an accurate price. You can find more information on our website.