



15a Trinity Park, Duns, TD11 3HN



- Detached Brick-built Bungalow
- Kitchen / Dining Room
- Modern Bathroom
- Driveway Parking
- Garden to Front & Rear

- Spacious Living Room
- 2 Double Bedrooms
- Integral Single Garage
- Large Corner Plot
- Popular Location



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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

The property is situated in a sought-after residential area within Duns. 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 of these cities offer excellent airport facilities.

#### DESCRIPTION:

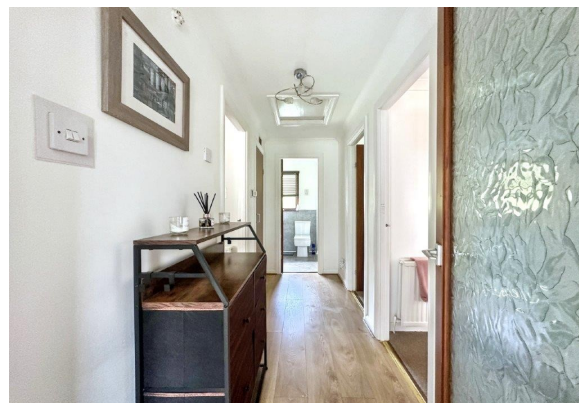
An attractive two-bedroom brick-built bungalow in Trinity Park, Duns. Occupying a generous corner plot, the property is well presented throughout and offers comfortable, well-proportioned accommodation. The bungalow comprises two double bedrooms, spacious living room, well-fitted kitchen / diner and a modern bathroom. Additional benefits include useful storage, an integral single garage, gas central heating and double glazing. Ideal for those looking to retire or downsize, the property also offers excellent potential to extend into the large rear garden, subject to the necessary permissions.

#### EXTERNALLY:

The front garden features a sweeping hedge around the corner, with a driveway providing off-road parking and access to a single garage. The garden is mainly laid to lawn with well-maintained planted borders. To the rear, the enclosed garden widens out and offers a high degree of privacy. It is also predominantly laid to lawn and includes a decked patio directly accessed from the kitchen / diner, ideal for outdoor relaxation. Additionally, there is a second decked area in the corner, perfect for evening entertaining.

#### SERVICES:

Mains Electric, Gas, Water & Drainage



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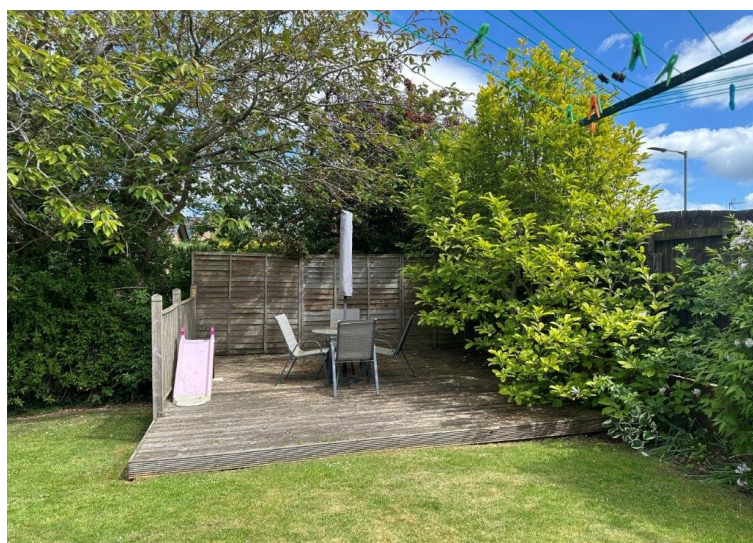
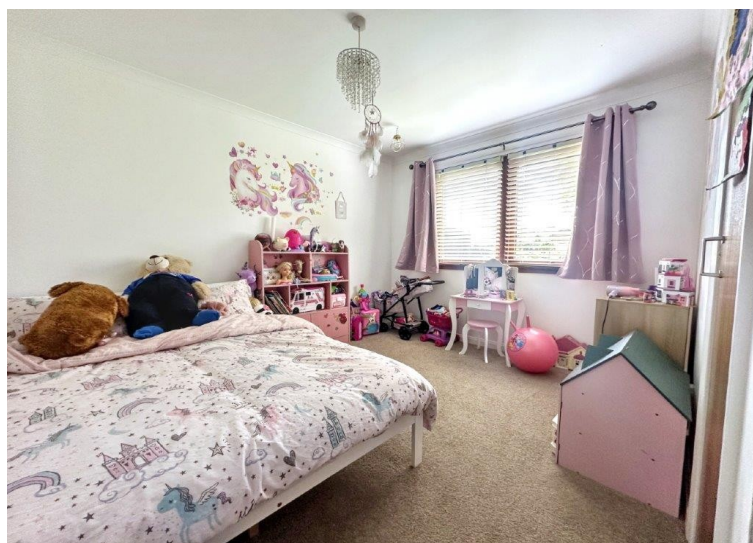
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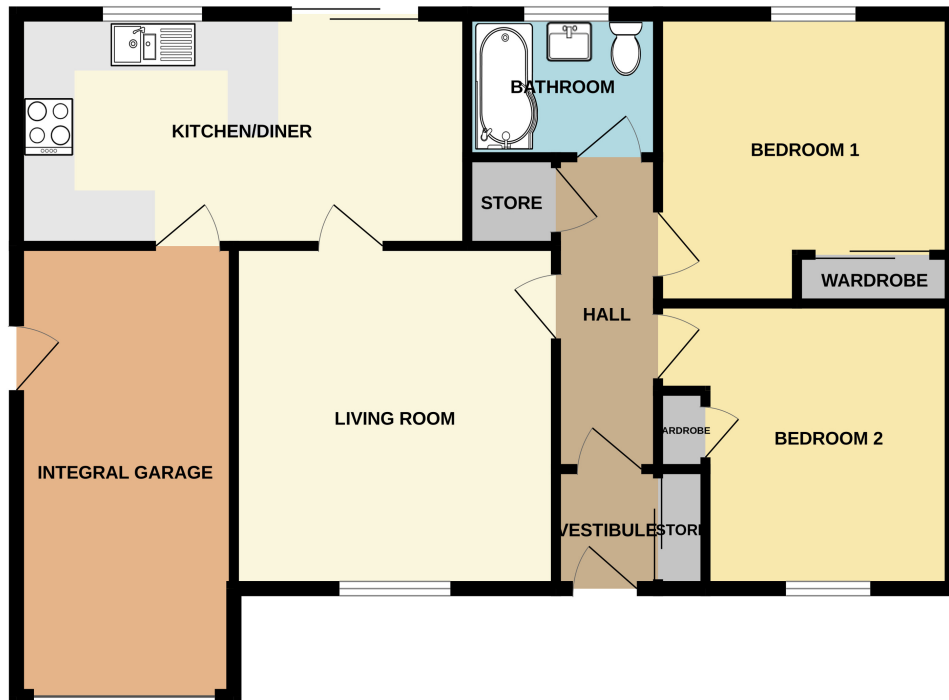




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FLOOR PLAN:

GROUND 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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ACCOMMODATION:

- VESTIBULE (1.42M X 1.21M)
- HALLWAY (3.61M X 1.22M)
- KITCHEN / DINING ROOM (5.35M X 2.76M)
- BATHROOM (2.37M X 1.70M)
- BEDROOM 2 (3.49M X 3.41M) at widest
- CLOAK CUPBOARD (1.42M X 0.51M)
- LIVING ROOM (4.07M X 3.82M)
- STORE (0.98M X 0.78M)
- BEDROOM 1 (3.49M X 3.42M) including wardrobes

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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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