63 Trinity Park, Duns, TD11 3HN

- Semi-Detached House
- Spacious Living Room
- Bathroom & Ample Storage
- Immaculately Presented
- Drive Parking & Detached Garage
- 3 Bedrooms with Wardrobes
- Kitchen / Dining Room
- Gas Heating & Double Glazing
- Gardens to Front & Rear
- Popular Residential Area

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LOCATION:

The property is situated in a sought-after residential area within Duns, which has a good selection of shops, restaurants and a great variety of recreational facilities, including a golf course, a gym, swimming pool, rugby, football and bowling clubs. 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 semi-detached home set within a highly sought-after cul-de-sac in Duns. This well-presented property offers generous living accommodation and excellent potential to extend (subject to the relevant permissions), thanks to its spacious plot. The ground floor features a bright and welcoming living room and a spacious kitchen/diner, both enhanced by attractive oak glazed doors that allow natural light to flow throughout the home. French doors from the dining area open directly onto the rear garden, creating an ideal space for family living and entertaining. Upstairs, there are three well-proportioned bedrooms, each benefiting from fitted wardrobes, along with a modern family bathroom. Further benefits include gas central heating, double glazing, ample storage, and a desirable position within a quiet cul-de-sac, making this an ideal family home. The property is presented in immaculate decorative order throughout and is truly in walk-in condition. Early viewing is highly recommended.

EXTERNALLY:

The property is set within spacious gardens, offering excellent outdoor appeal. To the front, there is an open lawned garden with mature trees which provide a pleasant sense of privacy, along with a gravel driveway offering parking for several vehicles. The driveway leads to a detached single garage positioned to the rear of the house. The rear garden is mainly laid to lawn and is complemented by gravelled and paved pathways. A well-stocked border of shrubs and a mature tree add colour and character to the space. There is also a useful lean-to shed / kennel attached to the rear of the garage. Overall, the garden provides a private and versatile outdoor space, ideal for family living and entertaining.

SERVICES:

Mains Electric, Gas, Water & Drainage.

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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:

- ENTRANCE (1.71M X 1.19M) including elec cupb'd
- DINING AREA (2.76M X 2.22M)
- LANDING (2.61M X 0.92M)
- BEDROOM 1 (3.01M X 2.93M) not including wardrobe
- BEDROOM 3 (2.68M X 2.51M) including cupboard
- LIVING ROOM (4.34M X 4.10M) at widest
- KITCHEN AREA (2.76M X 2.74M)
- BATHROOM (1.98M X 1.70M)
- BEDROOM 2 (3.55M X 2.31M) not including wardrobe
- DETACHED GARAGE (5.76M X 2.77M)

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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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