9 Trinity Park, Duns, TD11 3HN

- Spacious Detached Bungalow
- Bright Living Room & Dining Room
- Family Bathroom
- Detached Garage & Parking
- Large Summer House
- 3 Double Bedrooms with Wardrobes
- Breakfasting Kitchen
- Large Conservatory
- Front & Rear Garden
- PV Solar Panels & Electric Heating

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LOCATION:

The property is situated in a sought-after cul-de-sac in Duns which has a good selection of shops, restaurants and a great variety of recreational facilities, including a golf course, swimming pool, rugby, football, 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:

Set in a quiet cul-de-sac on the periphery of Trinity Park, this spacious detached bungalow has clearly been well loved and carefully maintained and is presented in clean, neat order throughout. The accommodation is bright with generous proportions, featuring a wide and welcoming hallway that leads to a light-filled living room, ample storage, and three well-sized double bedrooms, all with fitted wardrobes. The property features a large conservatory, which seamlessly links the kitchen and dining room, creating a versatile and sociable living space. The neatly fitted kitchen includes a free-standing LPG cooker, while the bathroom is well appointed with a corner bath and a separate shower cubicle. Further benefits include solar PV panels, ideal for offsetting the electric heating, adding both efficiency and appeal. Viewing is highly recommended to fully appreciate the excellent location, generous space, and overall quality this well-kept bungalow has to offer.

EXTERNALLY:

The property is set back from a small cul-de-sac and features a well-tended, low-maintenance front garden with gravelled areas and planted trees, heathers and shrubs. There is driveway parking for several vehicles, leading to a single detached garage. To the rear, the enclosed garden offers a good level of privacy and enjoys afternoon and evening sunshine. The conservatory is ideally positioned to make the most of the summer evenings. The rear garden is mainly laid to lawn with planted borders and includes a large workshop/summer house.

SERVICES:

Mains electric, water & drainage.
LPG for cooker.
Solar PV Panels.

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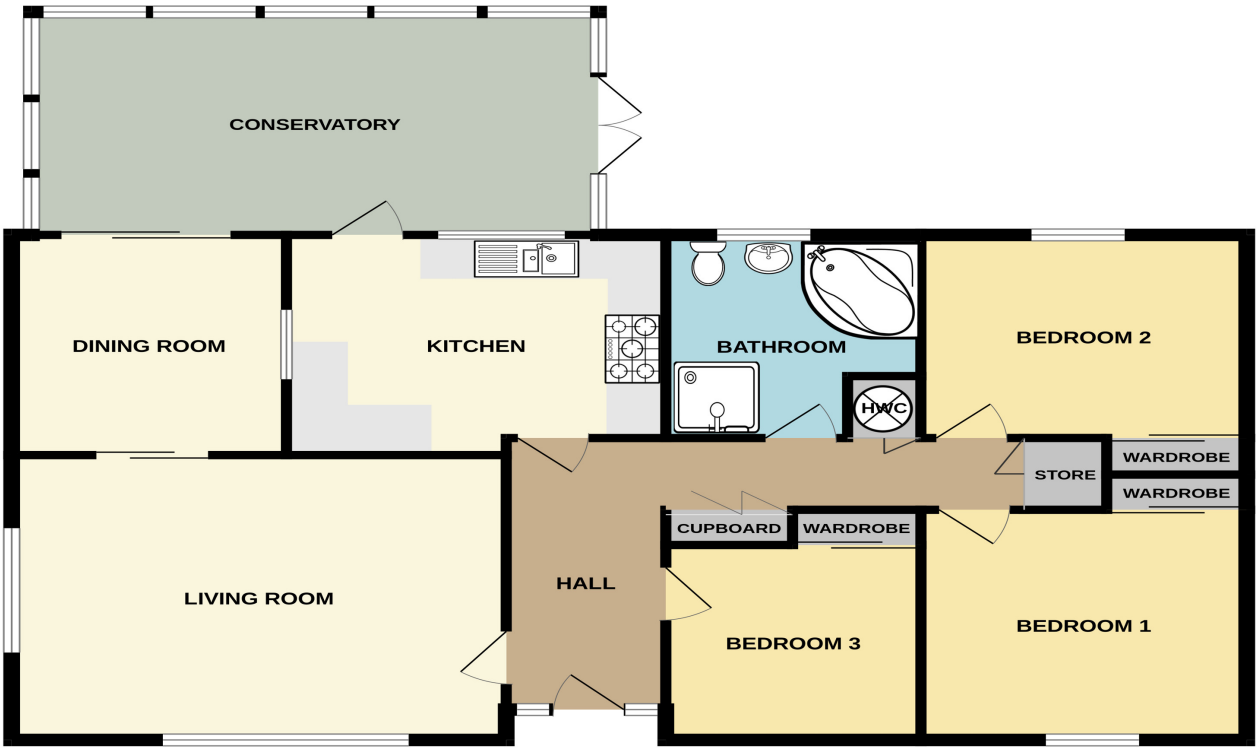
FLOOR PLAN:

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:

- HALLWAY (L-SHAPED)
- DINING ROOM (3.22M X 2.92M)
- KITCHEN (4.11M X 2.61M)
- BEDROOM 2 (3.84M X 2.65M) not including wardrobes
- BEDROOM 3 (2.84M X 2.60M) not including wardrobes
- LIVING ROOM (5.62M X 4.11M)
- CONSERVATORY (6.11M X 3.22M)
- BATHROOM (2.71M X 2.59M)
- BEDROOM 1 (3.85M X 3.42M) not 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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