



Mainhill, 43 Bridgend, Duns, TD11 3ES



Offers Over £699,950

- Impressive Detached Victorian Villa
- 3 Reception Rooms with Stoves
- 2 Shower Rooms & Bathroom
- Cellar & Attic Room Storage
- Detached Triple Garage & Parking
- 5 Spacious Bedrooms & Office
- Breakfasting Kitchen
- Wet Room / Utility Room
- Double Glazed Sash & Case Windows
- Large Private Enclosed Garden

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viewing this property?

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### LOCATION:

Situated in the town of Duns which offers a good range of shops, restaurants, and a wide variety of recreational facilities, including a golf course, swimming pool, rugby, football and bowling club, and a gym. Duns lies on the A6105, positioned between Berwick-upon-Tweed to the east and Galashiels to the west. Both towns provide rail links to Edinburgh, with Berwick situated on the main East Coast Line. There is also a reliable bus service to Berwick, Galashiels, and other local destinations. By car, Edinburgh is approximately 49 miles to the north, while Newcastle lies around 77 miles to the south.

### DESCRIPTION:

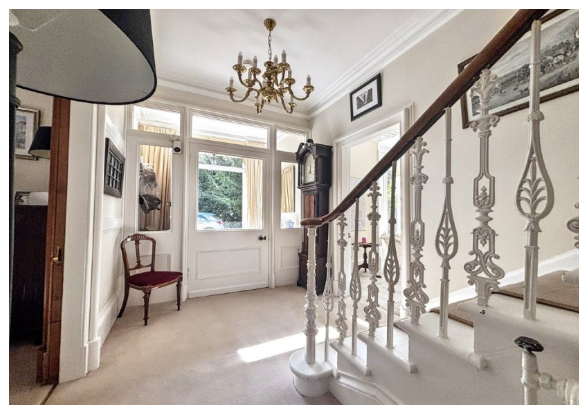
An exceptional C-listed stone-built villa dating back to 1866, within easy walking distance of Duns town centre. This impressive family home retains a wealth of original Victorian features including ornate cornicing, fireplaces, bay windows and a grand central staircase, all of which contribute to the character and charm of this substantial property. Set across three main levels, the accommodation is both extensive and versatile. The ground floor vestibule leads into a generous reception hallway. From the hall, access is provided to two elegant reception rooms, a sitting room and dining room, both with bay windows and stoves, ideal for entertaining or family gatherings. To the rear, the quality fitted kitchen with gas hob, Aga and granite worktops forms the heart of the home, offering dining space and direct access to the rear garden via French doors. Also on this level is a rear hallway, walk-in pantry, wet room/utility space, rear porch and access to a cellar, ideal for storage or wine keeping. On the first floor, a bright landing leads to an impressive drawing room with dual aspect windows and a stove, a spacious master bedroom, two further bedrooms and two further shower rooms. The second-floor hosts two charming attic bedrooms, a bathroom, a home office and a substantial storage room, providing excellent additional space that could be adapted to suit a variety of uses. Throughout, the property benefits from gas-fired central heating, double glazed sash & case windows fitted in 2020 and is presented in excellent condition, blending period elegance with modern practicality for comfortable family living.

### EXTERNALLY:

Mainhill is set within beautifully maintained and secluded garden grounds extending to approximately 0.5 acres. Approached by a private driveway through stone gate posts, the property enjoys a generous gravel parking area to the front and side, as well as a substantial triple garage (8.34M X 5.07M), offering excellent provision for both vehicles and additional storage. The gardens are a true highlight, wrapping around the property and offering complete privacy. Landscaped with mature trees, herbaceous borders, hedging, and fruit trees, they provide a tranquil setting for outdoor enjoyment. The garden is mainly laid to lawn, with a greenhouse and partially walled boundary offering both shelter and security. A paved terrace adjoining the kitchen presents an ideal spot for al-fresco dining and entertaining, while a cobbled courtyard area to the rear with outbuildings.

### SERVICES:

Mains Electric, Gas, Water & Drainage. Category C-Listed.



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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 (2.89M X 1.36M)
- SITTING ROOM (4.92M X 3.93M)
- BREAKFASTING KITCHEN (5.51M X 4.12M)
- REAR PORCH (2.57M X 1.60M)
- DRAWING ROOM (5.14M X 4.89M)
- MASTER BEDROOM (5.39M X 4.72M)
- FAMILY SHOWER ROOM (3.53M X 3.11M)
- SECOND FLOOR LANDING
- OFFICE (2.44M X 2.03M)
- BATHROOM (2.39M X 2.28M) at widest
- HALL (2.89M X 4.89M) at widest
- DINING ROOM (5.39M X 4.56M)
- WET / UTILITY ROOM (3.57M X 3.47M)
- FIRST FLOOR LANDING
- BEDROOM 3 / STUDY (3.04M X 2.4M)
- BEDROOM 2 (4.43M X 4.03M)
- SHOWER ROOM (2.28M X 1.48M)
- BEDROOM 4 (4.89M X 3.37M)
- STORAGE ROOM (5.46M X 3.31M) at widest
- BEDROOM 5 (4.96M X 4.87M) including store

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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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your property and provide you with an accurate price.  
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