



19 Rachel Drive, Duns, TD11 3LP



- Spacious Detached House
- Breakfasting Kitchen
- Large Conservatory
- Ground Floor WC & Ample Storage
- Corner Plot - Larger Garden



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- 4 Double Bedrooms
- Living Room with Bay Window
- Bathroom & 2 En-suites
- Integral Garage & Driveway Parking
- Immaculately Presented

Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Situated in a highly sought-after residential development on the outskirts of Duns. The town offers a good range of shops, restaurants, and a wide variety of recreational facilities, including a golf course, swimming pool, rugby club, football club, bowling club, and 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. Both cities offer excellent airport facilities.

DESCRIPTION:

A truly turnkey detached four-bedroom house, tucked away on a corner plot in the desirable Rachel Drive area of Duns. Built around 2006, the property has been further enhanced by its current owners with a keen eye for design and flair. The kitchen has been upgraded with high-specification units and granite worktops. Tiled flag stone style flooring runs throughout the hall, kitchen / diner, utility room, WC and conservatory. The space is elevated by the clever use of colour drenching, featuring a striking matt black accent wall and black staircase and balustrade. This superb family home offers a spacious living room, dining kitchen, utility room, large conservatory, WC, storage, and an integral garage on the ground floor. Upstairs, there are four bedrooms, two of which benefit from en-suite shower rooms, additional storage, a family bathroom and two further bedrooms. Viewing is highly recommended to fully appreciate this beautiful property.

EXTERNALLY:

Sitting within a generous corner plot, this charming home boasts a spacious block-paved driveway leading to an integral garage, offering ample parking. The side and rear gardens wrap around the property, creating a private outdoor retreat enclosed by a neat, high privacy fence. The paved patio area is perfect for entertaining or relaxing, while the well-maintained lawn provides plenty of space for outdoor activities. A large garden shed adds a practical touch without compromising on style.

SERVICES:

Mains Electric, Gas, Water & Drainage.



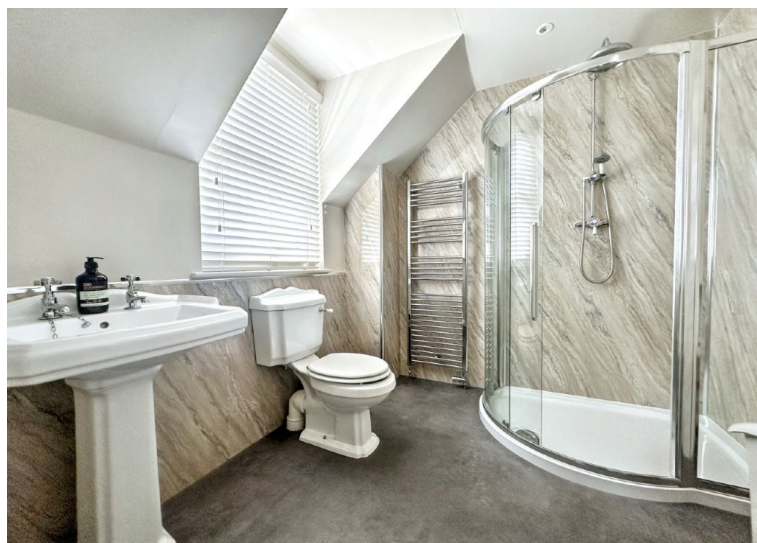
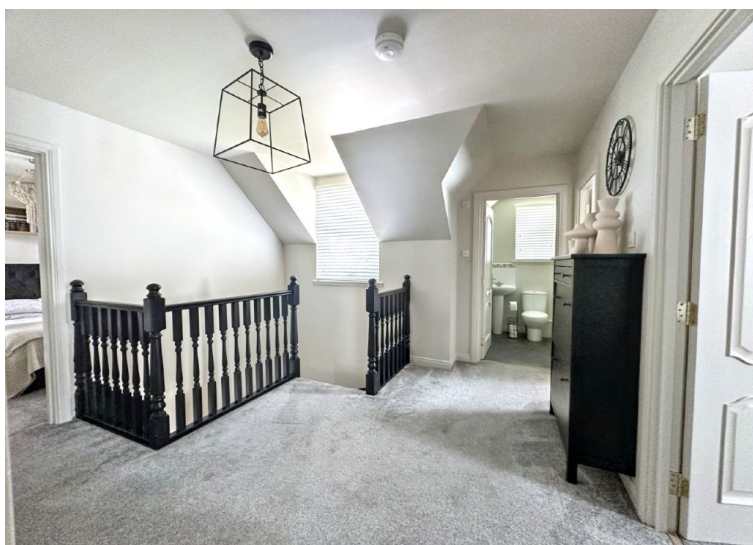
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FLOOR PLAN:

GROUND FLOOR



1ST 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:

- ENTRANCE HALL (2.22M X 1.66M) including cloak cupboard
- LIVING ROOM (5.60M X 4.03M) into bay window
- UTILITY ROOM (3.02M X 1.80M)
- WC (1.52M X 1.22M)
- BEDROOM 2 (3.19M X 2.92M) not including wardrobe
- BEDROOM 1 (4.83M X 4.67M) at widest
- BEDROOM 3 (3.52M X 2.95M) not including the wardrobes
- FAMILY BATHROOM (2.01M X 1.89M)
- HALLWAY (4.13M X 2.26M) including stairs
- KITCHEN / DINER (6.23M X 2.90M)
- CONSERVATORY (5.45M X 3.60M) at widest
- LANDING (3.56M X 3.56M) at widest
- EN-SUITE SHOWER ROOM (2.50M X 2.31M) at widest
- EN-SUITE (2.63M X 2.31M) at widest
- BEDROOM 4 (3.52M X 2.99M) at widest
- INTEGRAL GARAGE (5.59M X 2.93M)

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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.



Book your Free, no-obligation property appraisal & valuation.

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.