11 Blinkbonnie Gardens, Duns, TD11 3BG



- Spacious Maisonette
- Breakfasting Kitchen
- Modern Fitted Bathroom
- Garden to Side & Rear
- Close to Town Centre
- Bright Living Room
- 3 Double Bedrooms
- Ample Storage
- Double Glazing & Gas Heating
- Ideal Investment or First Home

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LOCATION:

Duns is a thriving town in the Scottish Borders, offering a welcoming community atmosphere and an excellent balance of convenience and charm. At its heart lies a bustling town centre, home to a good variety of independent shops, supermarket, cafes and restaurants, ensuring residents have everything they need close at hand. For leisure and recreation, Duns provides something for everyone. Sports enthusiasts can take advantage of the town's well-equipped leisure centre, complete with a swimming pool, gym, while outdoor pursuits are well-catered for with a golf course, rugby, tennis, bowling and football clubs. The surrounding countryside offers scenic walking and cycling routes, making it an ideal location for those who enjoy exploring nature. Duns Castle and its beautiful grounds are a particular highlight, providing a historic setting for walks, picnics, and local wildlife watching. Duns also benefits from strong transport links, making it an excellent base for commuting or exploring the wider region. 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 particularly spacious and versatile maisonette, offering generously proportioned accommodation arranged over two levels, with the added benefit of its own private entrance accessed via external steps to the first floor. The principal living accommodation is thoughtfully arranged on the first floor and comprises a bright and comfortable living room, a well-appointed dining kitchen, a spacious master bedroom, modern fitted bathroom and two excellent storage cupboards. The upper floor provides two further impressive double bedrooms, offering plenty of flexibility for family living, guests, home working or hobbies. The property is equipped with a gas combi boiler and partial central heating, with the potential to extend the heating system to the upper-floor bedrooms if desired, subject to installation by an appropriately qualified gas engineer. The accommodation is presented in clean and well-maintained decorative order with neatly finished floor coverings, providing an excellent opportunity for the new owner to move in and make it their own. With its generous room sizes, flexible two-level layout and abundance of useful storage, this is a home that offers considerably more space than may initially be expected. Viewing is highly recommended to fully appreciate the excellent proportions, versatile accommodation and overall appeal of this surprisingly spacious maisonette.

EXTERNALLY:

The property is accessed via steps to the front with a small landing area at the front door. The flat has its own private garden to the side and rear. The side garden could be altered to create off-street parking (subject to the relevant permissions).

SERVICES:

Mains Electricity, Gas, Water & Drainage.

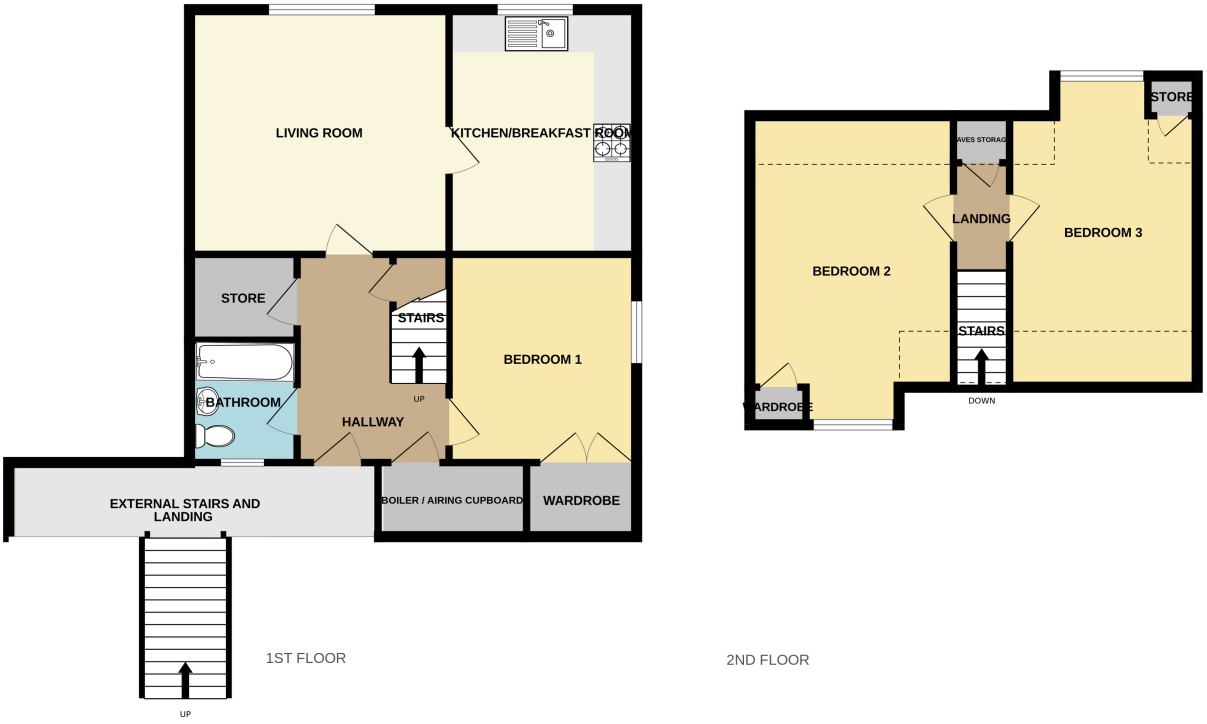
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FLOOR PLAN:



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:

- HALL (3.51M X 2.34M) at widest
- WALK-IN CUPBOARD (1.74M X 1.39M)
- KITCHEN / DINER (3.98M X 3.04M)
- BEDROOM 1 (3.49M X 3.05M)
- BEDROOM 2 (4.67M X 3.20M) at widest
- BATHROOM (1.99M X 1.73M)
- LIVING ROOM (4.20M X 3.97M)
- BOILER / AIRING CUPBOARD (2.31M X 1.22M)
- LANDING (1.79M X 0.90M)
- BEDROOM 3 (4.99M X 3.03M) at widest

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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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