



11 Blinkbonnie Gardens, Duns, TD11 3BG



Offers Around £125,000

- 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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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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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 and football clubs as well as bowling facilities. 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 surprisingly spacious maisonette with external steps to its own private entrance at first floor level. The property has main living accommodation on the first-floor level with living room, dining kitchen, master bedroom, bathroom and two large storage cupboards. The floor above has a further two double bedrooms. The property has a gas combi-boiler with partial central heating which could be extended into the upper bedrooms if required by an approved gas engineer. This property has well-proportioned accommodation and also benefits from a fitted kitchen with space for dining, modern fitted bathroom, neatly fitted floor coverings and is in clean decorative order. Viewing is highly recommended to appreciate the condition of the property and the space it has to offer.

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.



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.