18 Springfield Avenue, Duns, TD11 3BF



- Spacious Detached House
- Living / Dining Room
- Bathroom & Ground Floor WC
- Gas Heating & Double Glazing
- Attached Garage & Parking
- 4 Bedrooms (Master with En-suite)
- Breakfasting Kitchen & Utility Area
- Family Room / Bedroom 5
- Open Front Garden
- Large Enclosed Rear Garden

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LOCATION:

Situated in a 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:

This impressive detached four-bedroom home sits on a substantial garden plot and offers bright, spacious accommodation throughout, perfectly suited to modern family living. The ground floor provides excellent flexibility, featuring a second reception room that can easily serve as a fifth bedroom if required. A generous through living and dining room creates an ideal space for both relaxing and entertaining, with a connecting door leading into the spacious breakfasting kitchen. From here, French doors open directly onto the attractive rear garden, seamlessly blending indoor and outdoor living. The kitchen further benefits from an opening into a practical utility area, which in turn provides access to the side patio via an external door. A convenient ground floor WC completes the lower level. Upstairs, the sense of space continues with four well-proportioned double bedrooms, two of which include large built-in wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while a stylish family bathroom serves the remaining bedrooms. Early viewing is highly recommended to fully appreciate the generous proportions of both the property and its impressive plot.

EXTERNALLY:

Positioned on one of the most generous plots within Springfield, this charming home offers both space and versatility. A spacious block-paved driveway leads to the attached single garage, providing ample parking, whilst the open front garden is predominantly laid to lawn, creating an inviting first impression. To the rear, the property truly shines with a beautifully enclosed, south-facing garden. This expansive outdoor space is thoughtfully designed, featuring decked patio areas perfect for entertaining, a lawn and fully stocked raised beds. With ample of room for children and pets to play safely, it is an ideal setting for both relaxation and family life.

SERVICES:

Mains Electric, Gas, Water & Drainage.

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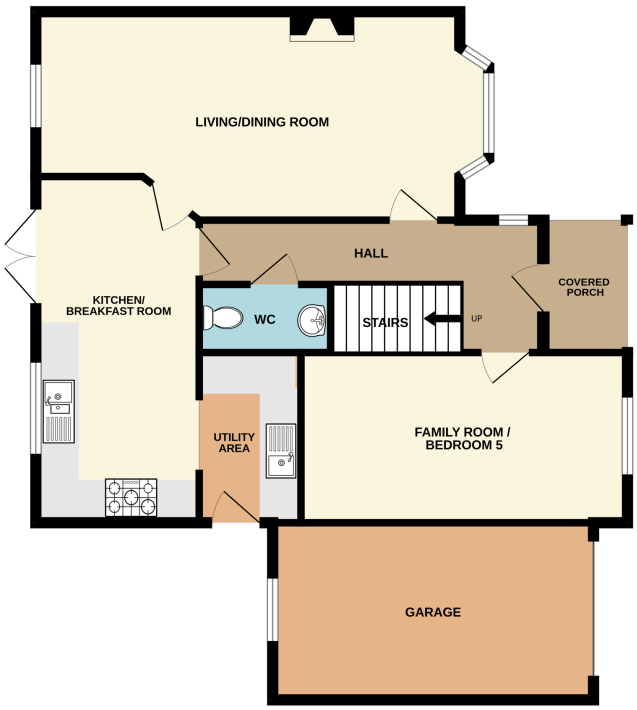
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FLOOR PLAN:

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 (5.52M X 2.12M) at widest
- BREAKFASTING KITCHEN (5.54M X 2.63M)
- WC (2.11M X 0.91M)
- LANDING (3.10M X 2.20M) at widest
- EN-SUITE SHOWER ROOM (2.11M X 1.53M)
- BATHROOM (2.38M X 1.93M)
- BEDROOM 2 (3.58M X 3.47M)
- LIVING / DINING ROOM (6.79M X 3.34M) at widest
- UTILITY AREA (2.69M X 1.47M)
- FAMILY ROOM / BEDROOM 5 (5.24M X 2.70M)
- MASTER BEDROOM (4.01M X 3.46M) not including wardrobes
- BEDROOM 4 (3.83M X 2.69M) at widest
- BEDROOM 3 (3.09M X 3.05M)
- GARAGE (5.20M X 2.83M)

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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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