



32 Rachel Drive, Duns, TD11 3LP



- Semi-Detached House
- Well-proportioned Living Room
- Bathroom & Ground Floor WC
- Parking to the Front
- Immaculately Presented Throughout
- Kitchen / Dining Room
- 3 Bedrooms (Master with Ensuite)
- Gas Heating & Double Glazing
- Enclosed Rear Garden
- Popular Residential Area

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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:

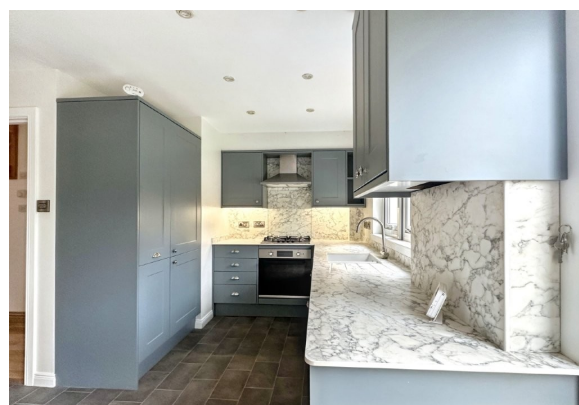
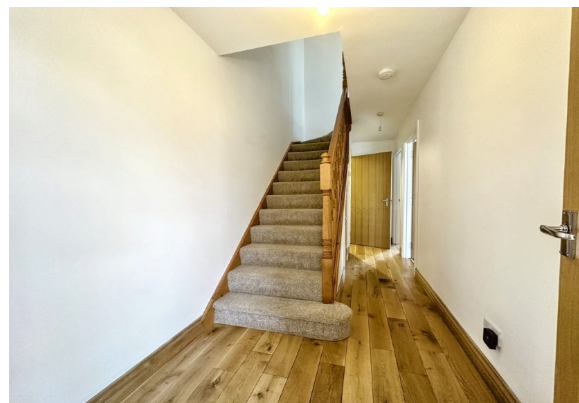
An immaculately presented semi-detached family home, built in 2006 and further enhanced by the current owner. The property is relatively low maintenance, featuring modern bathroom, en-suite, and WC cloakroom fittings. The bright kitchen/dining room is located at the rear of the property, with patio doors opening onto a neatly maintained private garden, ideal for family living. The layout also offers convenient access to the living room via connecting doors. This well-proportioned home further benefits from gas central heating, double glazing, and an upgraded kitchen with integrated appliances, including a gas hob, electric oven, extractor fan, washing machine, fridge and freezer. Presented in excellent decorative order throughout, early viewing is highly recommended

EXTERNALLY:

The property has block paved parking for two cars to the front with an enclosed south facing rear garden. The rear garden has a patio area direct from the house with an area laid to lawn and gravel with a neatly planted border. There is a garden shed and gated access to the side.

SERVICES:

Mains Electric, Gas, Water & Drainage.



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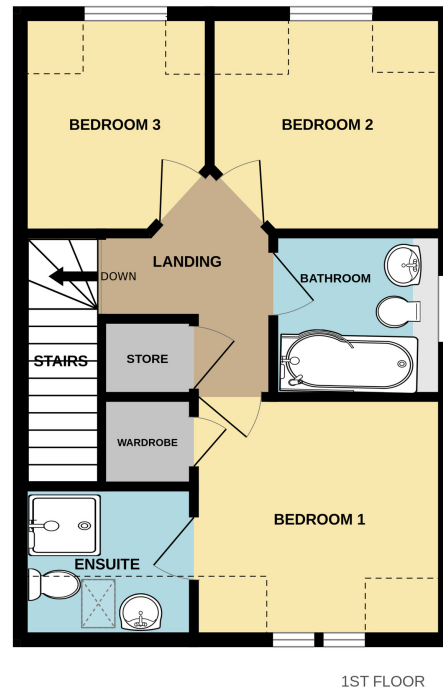
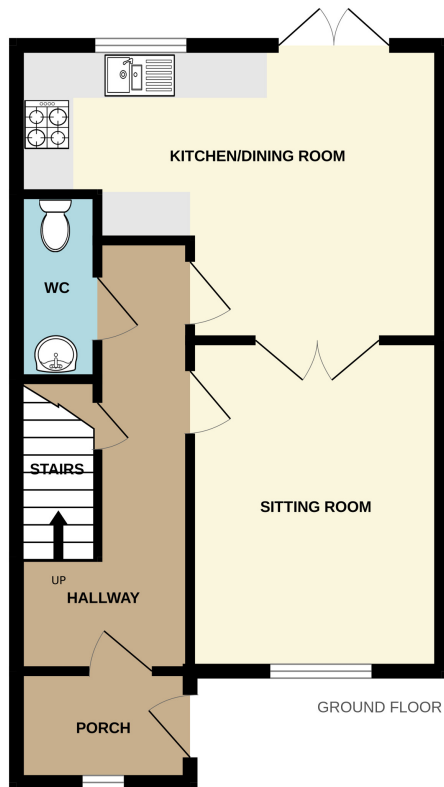
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FLOOR PLAN:



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:

- PORCH (1.82M X 1.32M)
- LIVING ROOM (4.21M X 3.27M)
- WC (2.02M X 0.85M)
- BEDROOM 1 (3.25M X 2.97M)
- EN-SUITE SHOWER ROOM (1.95M X 1.89M)
- BEDROOM 2 (2.90M X 2.86M) at widest
- HALLWAY (5.39M X 1.84M) including stairs
- KITCHEN / DINER (5.18M X 3.59M) at widest
- LANDING (2.59M X 2.00M) at widest
- WARDROBE (1.06M X 0.77M)
- BATHROOM (2.12M X 1.90M) at widest
- BEDROOM 3 (2.90M X 2.24M) 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.