



5 The Mount, Duns, TD11 3EB



- Ground Floor Flat
- Kitchen with Utility Cupboard
- Bathroom & Storage Cupboard
- Double Glazed Windows
- Close to Town Centre

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- 2 Double Bedrooms
- Spacious Living Room
- Gas Central Heating
- Private Garden to Front
- Ideal Investment or First Home

Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Situated in a popular residential area just a short distance from the town centre of Duns, this property enjoys a highly convenient setting. Duns offers a wide range of local amenities including shops, cafes, and restaurants, along with a variety of recreational facilities such as a golf course, swimming pool, gym, and rugby, football, tennis and bowling clubs, making it an ideal location for those with an active lifestyle. Duns lies on the A6105, well-positioned between Berwick-upon-Tweed to the east and Galashiels to the west. Both towns provide rail connections to Edinburgh, with Berwick offering access to the main East Coast mainline. A reliable local bus service connects Duns with Berwick, Galashiels, and surrounding areas. For drivers, Edinburgh is approximately 49 miles to the north, while Newcastle lies around 77 miles to the south, both cities providing excellent airport links for domestic and international travel.

DESCRIPTION:

A generously proportioned two-bedroom ground floor flat, forming part of a small and well-maintained block of just four properties, conveniently situated within easy reach of Duns town centre. The property itself offers well-presented and versatile accommodation, comprising an entrance vestibule, welcoming inner hall, spacious living room with boiler cupboard housing the gas combi boiler, fitted kitchen with useful utility cupboard area, bathroom with shower over bath, and two excellent-sized double bedrooms. Presented in neat and tidy order throughout, the property provides a comfortable home with the added benefit of scope for some updating and personalisation. With its spacious accommodation and convenient ground floor position, this represents an excellent opportunity for a first-time buyer, those looking to downsize, or an investor seeking a rental property.

EXTERNALLY:

The four flats are set within a generous plot, allowing each residence to enjoy a sizeable area of private garden space. Number 5 benefits from a south-facing garden positioned to the front of the property, providing an excellent opportunity to make the most of the outdoor space. The Mount is a small, peaceful cul-de-sac with ample parking. From the parking area, a shared pathway leads past 1 and 3, to numbers 5 and 7, which are tucked away from the road and offering a degree of privacy. The garden is predominantly laid to lawn and provides a blank canvas, offering plenty of scope for landscaping and creating an attractive outdoor space to suit individual tastes.

SERVICES:

Mains Electricity, Gas, Water & Drainage.



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FLOOR PLAN:

GROUND 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:

- VESTIBULE (1.29M X 0.91M)
- BATHROOM (1.77M X 1.71M)
- UTILITY CUPBOARD (1.82M X 0.92M)
- BEDROOM 1 (3.92M X 3.10M) at widest
- UNDERSTAIR CUPBOARD (1.09M X 0.96M)
- INNER HALL (L-SHAPED)
- KITCHEN (2.76M X 2.10M)
- LIVING ROOM (4.24M X 3.93M) at widest
- BEDROOM 2 (4.00M X 2.41M) 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.