7 Gourlays Wynd, Duns, TD11 3AZ



Offers Over £265,000

- Spacious Terraced House
- Spacious Kitchen / Diner
- Bathroom & Ample Storage
- Gas Heating & Double Glazing
- Clean Neutral Decor
- 3 Bedrooms (Master with En-suite)
- Living room with built-in Stove
- Integral Garage & Utility Area
- Enclosed Garden & Courtyard
- Immaculately Presented

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Interested In viewing this property?

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LOCATION:

Situated on a peaceful street between the Duns Castle Estate and the town centre of Duns, which has a good selection of shops, restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, gym, rugby, football and bowling clubs. Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west. Both these towns offer rail links to Edinburgh, the line from Berwick being the main East Coast Line. There is a good bus service to both Berwick and Galashiels as well as other local destinations. By car, Edinburgh is approx. 49 miles, with Newcastle to the South being approx. 77 miles. Both these cities offer excellent airport facilities.



DESCRIPTION:

An immaculately presented and generously proportioned terraced home, set on the peaceful Gourlays Wynd just off Newtown Street in Duns, conveniently close to local amenities. The property offers three spacious double bedrooms, including a principal bedroom with its own en-suite shower room, alongside a well-appointed family bathroom. The ground floor provides excellent living space, featuring a bright and comfortable living room with a contemporary built-in stove and doors opening into a delightful sunroom. The kitchen/dining room is both stylish and practical, complete with a gas-fired AGA and a useful boiler cupboard. From the kitchen, there is direct access to the integral garage, which offers great potential for conversion into additional living space, subject to the necessary permissions. To the rear of the garage, a convenient utility room provides access to the enclosed courtyard garden, which can also be reached from the sunroom. Further benefits include gas central heating, double glazing, and a high standard of maintenance throughout, making this a move-in-ready home in a desirable and quiet location.



EXTERNALLY:

The property is accessed directly from the pavement via a recessed entrance, providing access to the front door. There is also access to the integral garage which gives access through the utility area to the rear, where there is a private courtyard patio, perfect for outdoor dining and entertaining, with steps leading up to a low-maintenance garden. The garden is predominantly laid with gravel and paving, complemented by planted borders and a garden shed, creating an attractive and practical outdoor space.



SERVICES:

Mains Electricity, Gas, Water & Drainage.



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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:

- RECESSED ENTRANCE
- LIVING ROOM (4.72M X 4.63M) at widest
- KITCHEN / DINER (4.71M X 3.92M) at widest
- UTILITY AREA (2.73M X 2.57M) at widest
- BEDROOM 1 (4.76M X 4.68M) at widest
- BEDROOM 2 (3.72M X 3.18M)
- BATHROOM (2.27M X 2.23M)
- HALL (2.82M X 1.38M) at widest
- SUNROOM (3.68M X 2.52M)
- GARAGE AREA (4.87M X 3.40M)
- LANDING (6.48M X 1.04M)
- EN-SUITE SHOWER (2.14M X 1.32M) at widest
- BEDROOM 3 (3.73M X 2.44M)

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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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