7 Springfield Avenue, Duns, TD11 3BF



Offers Over £385,000

- Extended Detached House
- Living Room & Playroom / Bed 5
- 3 Further Bedrooms
- Large Utility Room
- Low-Maintenance Garden
- Kitchen / Dining / Family Room
- Luxury Bedroom Suite
- WC, Bathroom & 2 En-suites
- Integral Garage & Driveway Parking
- Quality Fixtures and Fittings

4 | 4 | 2 | EPC B | F

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

7 Springfield Avenue, Duns, TD11 3BF









LOCATION:

Situated in the town of Duns which offers a good range of shops, restaurants and a variety of recreational facilities, including a golf course, gym, swimming pool, rugby, football and bowling clubs. Duns lies on the A6105, positioned between Galashiels to the west and Berwick-upon-Tweed to the east. 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:

Step beyond the threshold and prepare to be captivated, this is a home that does not simply impress, it performs. Every inch of the interior has been meticulously curated to deliver a seamless blend of contemporary luxury and refined comfort, where elegant design meets effortless family living. The welcoming entrance hall sets the tone with its sense of space and understated style, leading into the well-appointed sitting room. Filled with natural light from a bay window, this inviting space is complemented with a wall-mounted fire, making it ideal for both cosy evenings and entertaining. To the rear, the home opens into a breath-taking family dining kitchen, an exceptional space designed to be both the heart and soul of the home. Expansive, sociable, and undeniably stylish, it boasts an exquisite range of contemporary cabinetry, crowned by solid granite worktops and a statement central island. This is a kitchen that invites gathering, whether for lively celebrations or quiet family mornings. Bi-folding light and panoramic glazing draw the outdoors in, while a suite of hidden luxuries, duplicate built-in appliances, underfloor heating and integrated sound system. Flowing effortlessly from here, the adjoining utility room mirrors the same impeccable standard. Versatility is woven throughout the ground floor, with a generous playroom which could equally be suited as a fifth bedroom. Ascending to the upper level, the sense of indulgence continues. The principal suite is nothing short of sublime, an opulent sanctuary inspired by boutique hotel living. A beautifully proportioned bedroom is enhanced by floor-to-ceiling glazing and a charming Juliet balcony. The adjoining dressing room is both spacious and elegantly fitted, while the en-suite bathroom delivers pure luxury with a freestanding bath, expansive walk-in shower and high-end finishes throughout. The remaining bedrooms echo the same generous proportions and tasteful presentation, including a second bedroom with its own en-suite, while a stylish family bathroom serves the rest with ease. Throughout, this home exudes a sense of considered design and quiet grandeur, each space flowing effortlessly into the next, each detail carefully chosen. This is a home which balances bold statement with everyday comfort.

EXTERNALLY:

A low maintenance wrap around garden. The front has a block paving driveway parking and gravel garden. The rear enclosed garden has artificial grass with a patio direct from the house and garage with raised planted borders.

SERVICES:

Mains Electric, Gas, Water & Drainage.

Interested In
Viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

7 Springfield Avenue, Duns, TD11 3BF













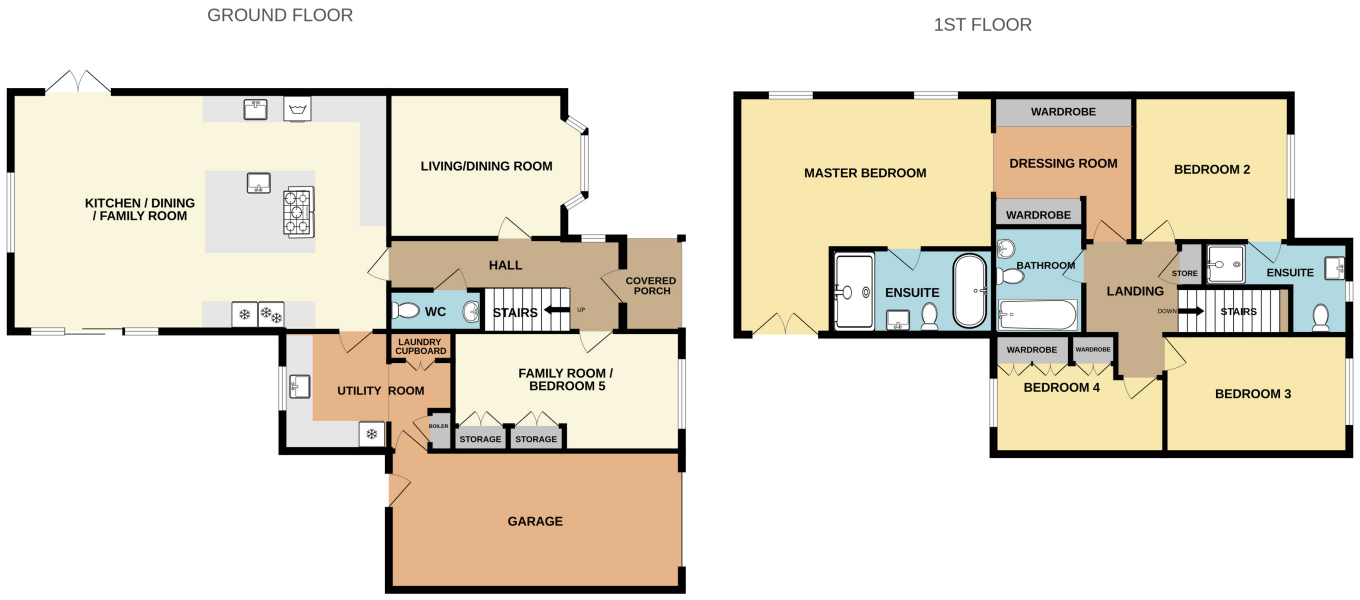
Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

7 Springfield Avenue, Duns, TD11 3BF

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.
Made with Metropix ©2026

ACCOMMODATION:

- ENTRANCE HALL (L-SHAPED)
- PLAYROOM / BED 5 (5.21M X 2.62M) including stores
- KITCHEN / DINING / FAMILY ROOM (8.64M X 5.34M)
- LANDING (L-SHAPED)
- EN-SUITE BATHROOM (3.71M X 1.95M)
- BEDROOM 2 (3.59M X 3.47M)
- BEDROOM 3 (4.36M X 2.75M)
- BATHROOM (2.41M X 1.93M)
- LIVING ROOM (4.04M X 3.34)
- WC (2.07M X 0.91M)
- UTILTY ROOM (4.03M X 2.94M) including cupboards
- MASTER BEDROOM (5.88M X 5.43M) at widest
- DRESSING ROOM (3.57M X 3.15M)
- EN-SUITE SHOWER ROOM (3.20M X 1.97M) at widest
- BEDROOM 4 (3.56M X 2.41M) at widest
- INTERGRAL GARAGE (6.80M X 3.19M)

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

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.

THINKING OF SELLING YOUR HOUSE?

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.

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk