9 Hawthorn Bank, Duns, TD11 3HH



- Semi-Detached House
- Spacious Living Room
- Shower Room & Separate WC
- Gas Central Heating
- 3 Double Bedrooms
- Dining Kitchen
- 2 Large Walk-in Store Rooms
- Garden to Front & Rear

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LOCATION:

Situated in a popular residential estate on the edge Duns which has a good selection of shops, restaurants and a great variety of recreational facilities, including a golf course, swimming pool, rugby club, football club, bowling club and gym. Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west. Both 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:

Located in a popular residential area of Duns, this spacious semi-detached home is one of the larger designs within this popular area, offering flexible accommodation and generous storage throughout. The bright and airy living room features a large floor-to-ceiling window, creating a welcoming space for everyday living. The kitchen includes a dedicated dining area, ideal for family meals and entertaining. Also on the ground floor is a versatile bedroom, a shower room and a useful utility cupboard. The first floor accommodation offers a well-proportioned principal bedroom, a further double bedroom, a separate WC and a walk-in storage room, providing excellent practicality for family living. The house benefits from gas central heating and double glazing throughout and presents an excellent opportunity for purchasers looking to add their own style and personal touches to a well-proportioned family home in a desirable location.



EXTERNALLY:

Set back from neighbouring houses, the property benefits from a generous front garden which could potentially be adapted to provide off-road parking, subject to the necessary permissions. The front garden is enclosed by fencing and is mainly laid to lawn, complemented by a planted border and a mature central tree. An access path between the neighbouring properties provides shared access to numbers 7 and 9. The rear garden is gently sloping and predominantly laid to lawn with a garden shed at the top and featuring a patio area positioned halfway up the garden. This elevated terrace is ideally situated to enjoy the afternoon sunshine, making it a perfect space for outdoor relaxation and entertaining.



SERVICES:

Mains Electricity, Gas, Water & Drainage.

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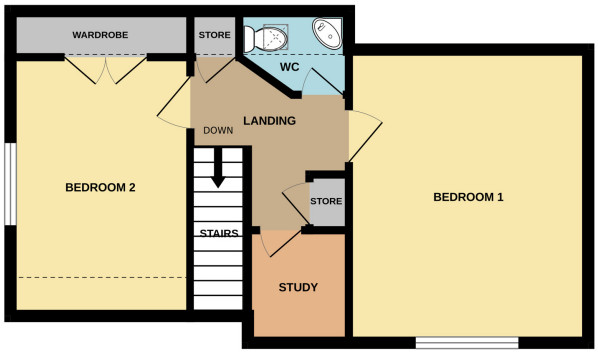
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FLOOR PLAN:

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:

- HALL (4,17M X 1.81M) including stairs
- KITCHEN DINER (4.94M X 2.36M)
- WARDROBE (1.66M X 0.50M)
- SHOWER ROOM (1.97M X 1.66M)
- BEDROOM 1 (4.29M X 3.51M)
- BEDROOM (4.32M X 2.55M) including wardrobe
- LIVING ROOM (4.98M X 3.78M)
- BEDROOM 3 (3.58M X 2.64M)
- UTILITY CUPBOARD (1.67M X 1.51M)
- LANDING (2.35M X 2.00M) at widest
- WC (1.36M X 1.21M) 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.

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