



11 Law View

Preston, Duns, TD11 3TH

Offers Over £220,000

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Nestled in the small village of Preston some 3 miles from Duns, this impressive semi-detached house offers a perfect blend of modern living with a countryside view to the rear. With five spacious bedrooms, this home is ideal for families seeking comfort and space with the benefits of double glazing, air source central heating and solar panels and 10kW battery system, making it energy efficient.

The beautifully presented interior comprises of an entrance hall, a spacious open plan living room/kitchen, with an inglenook fireplace with a log burning stove and a quality oak kitchen with appliances. Leading from the kitchen is a utility room with a walk-in pantry and a cloakroom. The large sun room has views over the rear garden and offers an ideal space for a dining table and chairs. The house has had an extension which has created a double bedroom on the ground floor with a modern en-suite shower room. This bedroom would be ideal for an elderly/disabled person or older child/student, which has its own access through patio doors. On the first floor is a family bathroom and four further bedrooms, three are double and the bedrooms at the rear of the house have countryside views.

Small garden at the front and side and a generous lawn garden at the rear which contains a garden room which offers excellent storage.

Living in the small village of Preston offers a peaceful lifestyle, with the beauty of the surrounding countryside right on your doorstep.

If you are looking for a spacious family home, that is move-in ready, in a tranquil setting, this property is certainly worth viewing. Contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

11'6 x 6'1 (3.51m x 1.85m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, a cloaks hanging area and a central heating radiator.

Living Room/Kitchen

20'9 x 11'4 (6.32m x 3.45m)

A spacious dual aspect room which has a double window to the front and rear and an attractive inglenook fireplace with a log burning stove sitting on a slate hearth. Quality fitted oak kitchen with an excellent range of wall and floor units with granite effect worktop surfaces with a tiled splash back. Built-in breakfast bar, an oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the double window to the rear. Central heating radiator and ten power points.

Utility Room

8'5 x 8'6 (2.57m x 2.59m)

Plumbing for an automatic and dish washing machines, the utility room has a large walk-in shelved pantry and a useful shelved storage cupboard.

Cloakroom

3' x 5' (0.91m x 1.52m)

With a white toilet and wash hand basin. Extractor fan.

Sun Room

9'8 x 12'2 (2.95m x 3.71m)

A superb addition to the property which has double French doors giving access to the rear garden with a glass panel either side making a bright and airy room. Central heating radiator, a cloaks hanging area and recessed ceiling spotlights.

Bedroom 1

11'9 x 10'3 (3.58m x 3.12m)

A spacious double bedroom with double patio doors to the side and a double window to the front of the house. Central heating radiator and six power points.

En-Suite Shower Room

7'7 x 5'5 (2.31m x 1.65m)

Fitted with a quality modern white three-piece suite which includes a wash hand basin, a corner shower cubicle with an electric shower and a toilet. Heated towel rail and recessed ceiling spotlights.

First Floor Landing

4'3 x 11'4 (1.30m x 3.45m)

Giving access to all the rooms on the first floor level, the landing gives access to the loft.

Bedroom 2

10'4 x 12'4 (3.15m x 3.76m)

A double bedroom with built-in wardrobes to one wall offering excellent storage. A useful walk-in storage cupboard, a double window to the, a central heating radiator with a shelf above that can be perfectly used as a dressing table and four power points.

Bathroom

5'5 x 6'8 (1.65m x 2.03m)

Fitted with a white three piece suite which includes a toilet, a wash hand basin and a bath with a shower and screen above. Heated towel rail and two frosted windows to the rear.

Bedroom 3

9'5 x 11'5 (2.87m x 3.48m)

Another double bedroom with a double window to the rear with countryside views. Central heating radiator and four power points.

Bedroom 4

9'9 x 10'2 (2.97m x 3.10m)

A double bedroom with a double window to the front, a central heating radiator and the controls for the solar panels & storage batteries for solar panels. Four power points.



Bedroom 5

9'8 x 10'2 (2.95m x 3.10m)

Currently being used as a dressing room but has space to fit a single/double bed, this bedroom has a double window to the rear with countryside views. Built-in hanging rails for clothes and a central heating radiator. Two power points.

Garden Room

Double doors giving access to the garden room which has a window to the side which allows great light to enter the room, lighting and power connected. The garden room offers excellent storage for garden equipment and could be perfectly used as a garden/home office..

Garden

Gravelled garden at the front and side of the house with flowerbed surrounds. Enclosed rear lawn garden at the rear of the house.

General Information.

All fitted floor coverings & fitted blinds are included in the sale.

Full air source central heating.

Full double glazing.

Solar panels installed including 10kW batteries.

All mains services are connected except for gas.

Council tax band C.

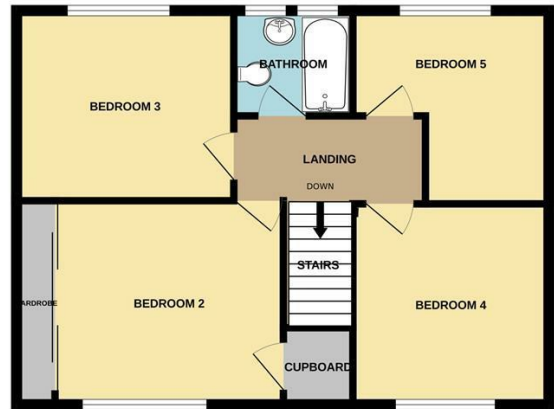




GROUND FLOOR



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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