



## Little Wedge, Murray Street

Duns, TD11 3DE



A Wonderfully Charming And Characterful Detached Property In The Heart Of Duns With Smartly Upgraded Interior And Mediterranean Style Courtyard  
Lounge/Dining Room Open Plan To Kitchen, Drawing Room, Three Bedrooms And Bathroom



Lying just off the historic Market Square, Little Wedge is unique and characterful home. So named due to its unusual shape, this C listed detached townhouse offers accommodation over three floors which has been cleverly and sympathetically upgraded, with great care and attention to retain much of its original charm. To the rear of the building lies a super Mediterranean inspired courtyard garden which is wonderfully sheltered and private- the perfect spot for those seeking some outside space with minimal on-going maintenance. With all local amenities literally on the door step, Little Wedge is a great prospect for those who are looking for town centre convenience, either as a primary residence, weekend bolt-hole or to run commercially as a quirky holiday let.

## LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant

## HIGHLIGHTS

- Charming and full of character
- Sympathetically upgraded
- Mediterranean style courtyard
- Convenient town centre location
- Great primary residence or second home

## ACCOMMODATION SUMMARY

Lounge/Dining Room open plan to Kitchen, Drawing Room, Three Bedrooms and Bathroom

## ACCOMMODATION

The ground floor boasts a lovely open plan space which spans the full depth of the property, with windows to the front and rear this space has a great flow of natural light. The lounge/dining area to the front benefits from a recently installed log burning stove, perfect for a cosy evenings, with the open kitchen extending off to the rear. Having been smartly refitted, this is a bright and contemporary space with a good range of units and a door leading direct to the courtyard garden beyond which is ideal for summer dining. The first floor hosts the traditional drawing room which boasts fantastic proportions, large sash windows to the front and a large feature fireplace with built in press to the side. To the rear of the landing lies bedroom three, a pleasant single overlooking the courtyard below and very well appointed bathroom with modern white three piece suite. Bedrooms one and two occupy the upper floor of the building; both double rooms have made a feature of the exposed stone wall. Bedroom two to the rear could easily double up as an office space if required, whilst bedroom one to the front is a particularly restful room with skylight window.

## EXTERNAL

The courtyard garden to the rear is a particular sun trap; beautifully sheltered and with lots of privacy. Designed for easy maintenance, the courtyard is largely laid with decorative chips with an array of established plantings, climbers and pots which ensure plenty of colour and interest.

## SERVICES

Mains services. Gas central heating.

## ENERGY EFFICIENCY

Rating E

## COUNCIL TAX

Band B

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £185,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.