

LEGAL
HASTIN & S



Cunzie Neuk

Gavinton, TD11 3QT





Cunzie Neuk is a beautifully positioned four bedroom detached bungalow which occupies a particularly private plot within this desirable Berwickshire Village close to Duns



Beautifully positioned within this desirable Berwickshire village, close to Duns and all local amenities, Cunzie Neuk is a particularly smart four bedroom detached bungalow. Occupying a lovely private plot with the Langton Church as a backdrop, Cunzie Neuk enjoys lots of privacy with wrap around gardens and a multi car driveway to the front. Having been extended to provide the current level of accommodation, the interior is particularly smart with a sleek, contemporary finish and clean, crisp decor throughout which further emphasises the feeling of space. With Duns located just two miles distant, Gavinton is a popular choice for those seeking a peaceful village setting whilst remaining within easy reach of local schools and amenities. The village has an active community with a well-used village hall and a central village green which now also incorporates a recently upgraded children's play park

LOCATION

Gavinton has its own distinct character with real village charm and community spirit with the modern village hall a focus for village activities. Set back from the main Duns to Greenlaw road which skirts round the village benefiting from a quiet location against the backdrop of the Lammermuir Hills and wooded countryside and within two miles of the beautiful Borders market town of Duns with its quality shops and other facilities including the state of the art Berwickshire High School, Primary School, Swimming Pool, 18 hole Golf Course, Duns Castle Estate and Country Park. The Berwickshire coastline and the mainline station at Berwick upon Tweed is some 15 miles distant and Edinburgh within an hour by car.

HIGHLIGHTS

- Large private plot
- Four double bedrooms
- Smartly upgraded interior
- Clean, crisp colour scheme
- Multi car driveway
- Desirable village setting
- Only two miles from Duns

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Breakfasting Kitchen, Four Double Bedrooms (One with En-Suite Shower Room) and Family Bathroom.

ACCOMMODATION

The bright and welcoming entrance hall sets the tone for this bungalow with a light and airy ambience throughout. With large windows overlooking the entrance plus patio doors connecting directly to the rear gardens, the lounge is a sizeable room with a dedicated dining area towards the rear connecting to the gardens via patio doors- a lovely sociable space for family gatherings. Extending off the dining area is the particularly smart and very well appointed kitchen; plenty big enough for informal dining and fitted with a great range of contemporary grey units. Windows overlook the rear garden and an external door gives direct access.

All four bedrooms are double rooms, each with useful storage and one benefitting from a smart en-suite shower room whilst the main family bathroom has been tastefully upgraded with smart tiling and a three piece white suite.

EXTERNAL

The bungalow sits centrally within the plot with garden grounds extending to three sides and a multi car driveway to the front. Having been beautifully landscaped and presented, the gardens are well established with a great level of colour and interest. Enjoying excellent privacy and sun throughout the day with the further benefit of a timber shed/workshop complete with light and power.

SERVICES

Mains water, gas, electricity and drainage. Double glazing. Gas central heating.

ENERGY EFFICIENCY

Rating C

COUNCIL TAX

Band E

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view prthis before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email 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 £310,000 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. 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.



