

HASTIN & S
LEGAL



26 Newtown Street

Duns, TD11 3AS

Offers Over £235000





A particularly handsome Victorian Villa which has been beautifully restored and upgraded with excellent attention to detail and clever design features



Located in the heart of Duns, with all local amenities easily to hand, 26 Newtown Street is a particularly handsome Victorian dwelling. Having been beautifully restored and upgraded by the current owner with meticulous attention to detail and some clever, quirky design features such as the outside shower, retained original safe, and French shutters on all windows. The presentation is classic and timeless with great care having been taken to blend the original character with modern fixtures and fittings whilst the courtyard garden to the rear is a real hidden gem; a private sun trap with the original stone wall boundary creating an impressive enclosure.

With good internal proportions and such a convenient setting, this home is likely to appeal to a range of buyers either as a main residence or weekend holiday home.

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

- Beautifully restored and upgraded
- Clever & quirky design features
- Mediterranean style courtyard
- Outside Shower
- Lots of original character
- Modern fixtures

ACCOMMODATION SUMMARY

Entrance Vestibule, Lounge, Open Plan to Large Family Dining Kitchen, Utility, Cloakroom, Master Bedroom with Dressing Room, Bedroom Two and Shower Room which also acts as a Jack and Jill En-suite for the Master Bedroom

ACCOMMODATION

The front of the property has been neatly laid to lawn with stone wall surround and pretty wrought iron railings. A pillared front entrance door opens to a welcoming vestibule with Victorian inspired tiled flooring. The main living areas enjoy a super open plan layout making these spaces perfect for family gatherings or entertaining friends. With large sash windows to the front and rear, the excellent levels of light help to emphasise the feeling of space. Tastefully presented, the lounge is centred round the cosy log burning stove, whilst the kitchen is fitted with classic cream units with central breakfasting island and a large dining area lies to the front. The under- stair utility cupboard is a useful facility, as is the cloakroom with WC whilst an external door opens to the courtyard beyond.

The original curved stone staircase leads to the upper landing with window overlooking the courtyard below. Both bedrooms are light and airy, generous double rooms with cornicing and large windows to the front. The master benefits from a useful dressing room which could also be used a home office if preferred whilst bedroom two takes advantage of a built in wardrobe. Having been beautifully re-fitted in contemporary style, the fully tiled shower room can be accessed off the landing as well as having a connecting door from the master bedroom.

EXTERNAL

A sun trap Mediterranean inspired courtyard lies to the rear of the property with the original stone wall creating an impressive boundary. Fully paved and finished with wall climbers that give colour and raised beds for those who enjoy pottering. This private space is a perfect spot to relax in the sun with a clever and useful external shower having been fitted to one corner, cleverly concealed behind a trellis.

SERVICES

Mains services. Gas central heating

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

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 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 £235,000 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.



