

HASTIN^{LEGAL}&S



6 Manse Gardens

Duns, TD11 3EN

Offers Over £140,000





Manse Gardens is a quiet cul de sac within central Duns, where all amenities and the local schools are within walking distance. This end terrace two bedroom home has been impeccably well maintained and is smartly presented with the benefit of a modern replacement kitchen, neutral decor and quality carpets throughout.



The south facing aspect from the rear ensures floods of natural light, with the lounge enjoying a seamless indoor/outdoor connection to the low maintenance sun trap gardens whilst from the upper floor there are roof top views over Duns. This property is a great prospect for couples, small families or those looking to downsize to a smart, easily maintained town centre 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

- Very smart interior presentation
- Modern replacement kitchen
- Sunny south facing gardens
- Quiet cul de sac
- Conveniently placed for town centre amenities
- Residents parking

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge with Dining Area, Breakfasting Kitchen, Rear Porch/Sun Room, Two Double Bedrooms and Shower Room

ACCOMMODATION

The vestibule provides great built in storage with the cupboard allowing provision for a washing machine and tumble drier if desired. With large windows overlooking the sunny garden, the lounge is a particularly bright room to the rear of the building. This relaxing space has room to one end for a dining table if desired and links to the gardens via the glazed rear porch/sun room. The kitchen has been smartly upgraded to provide a good range of units with built in appliances. This room enjoys a quiet aspect over the cul de sac

and offers space for a breakfast bar/informal dining. Both bedrooms are spacious double rooms each with useful built in storage. The rear bedroom commands roof top views over Duns whilst the bedroom to the front overlooks the cul de sac. The neighbouring shower room is fully tiled and fitted with a modern white suite including walk in shower cubicle.

EXTERNAL

A private and particularly sunny garden lies to the rear of the property with access from the rear porch as well as gated access at the side of the building. Designed for easy maintenance, the gardens feature a paved seating area and decorative gravel with colourful planted borders. Enclosed in their entirety, the gardens are a secure family friendly environment, could provide scope for further landscaping for those who are keen gardeners but are currently well suited to those who would like some outside space without too much up-keep

SERVICES

Mains services. Double glazing. Gas central heating

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating

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 £140,000 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.



