



Townhouse, 17 Bridgend

Duns, TD11 3ES

Offers Over £195,000



4 bed

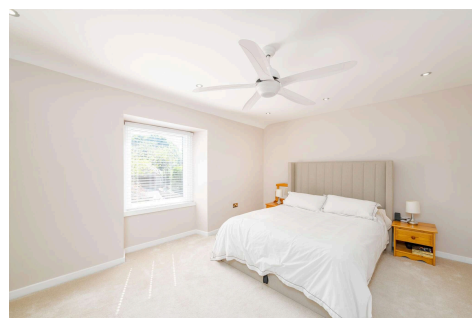
1 public

1 bath



An Exceptional Townhouse Set In The Heart Of Duns; Conveniently Close To All Amenities And Offering A Fully Renovated Interior And A Stand Out Private Garden

Shared Ground Floor Entrance Hall With Staircase To First Floor. Hall, Open Plan Lounge/Dining/ Kitchen, Four Bedrooms And Bathroom



Conveniently placed close to the town centre with all local amenities readily available, 17 Bridgend is an exceptional townhouse. Extending over the first and second floors of a traditional Victorian building, this fully renovated and modernised property will appeal to many buyers.

Unusually for such a central position, the townhouse boasts a large rear garden; beautifully landscaped and neatly presented this garden offers an enviable family environment, enclosed entirely and with gated access from residents parking beyond.

The light filled interiors of this home combine character with modern day comforts; the first floor hosting a superb open plan living area that incorporates a lounge to the front, dining space and lovely fitted kitchen overlooking the rear garden. Also on this floor lie two of the four bedrooms, one of which is currently used as a home office, and the smart family bathroom.

Two further large attic bedrooms lies on the second floor with windows overlooking the gardens, each benefitting from useful built in storage.

The garden can be accessed from the rear of the property and also has gated access from the cul de sac beyond. Predominantly laid to lawn there are also raised beds, a sunny dining patio and a well-placed summerhouse; a surprisingly private space and a stand out feature of this impressive 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

- Large Private Rear Garden
- Fully Renovated Interior
- Open Plan Living Spaces
- Four Bedrooms
- Excellent Town Centre Location

ACCOMMODATION SUMMARY

Shared Ground Floor Entrance Hall with Staircase to First Floor. Hall, Open Plan Lounge/Dining/Kitchen, Four Bedrooms and Bathroom

SERVICES

Mains services. Double glazing. Gas central heating

ADDITIONAL INFORMATION

The sale shall include all fitted carpets and floor coverings, light fittings, kitchen fittings including the dishwasher, washing machine and fridge/freezer, and the bathroom fittings.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

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 £195,000 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.