



## 12 Winterfield Gardens

Duns, TD11 3HA



3 bed



1 public



2 bath



Quietly Set Overlooking The Green To The Front, This Semi Detached Three Bedroom Property Is A Perfect Family Home Offering Good Proportions And A Private Woodland Edge Garden

Entrance Hall, Breakfasting Kitchen, Lounge, Bathroom, Three Double Bedrooms And Cloakroom





Winterfield Gardens is a quiet, well-established cul-de-sac within easy reach of local amenities and schools—an area highly sought after by families looking to settle in the town.

This semi-detached, three-bedroom home enjoys a bright open outlook over the green to the front, while the rear garden, featuring a lovely woodland backdrop, offers excellent privacy, creating a safe and secure outdoor space ideal for children and family life.

Well-presented throughout, the home has been cherished by its current owner and offers generous internal proportions filled with natural light. With ample space around the property, there is great potential for future extension, giving buyers the opportunity to tailor the home to their long-term needs.

The kitchen quietly overlooks the rear garden and is fitted with a good range of cabinetry along with space for everyday dining. At the front, the spacious lounge benefits from large picture windows that flood the room with light. A well-appointed family bathroom completes the ground floor accommodation.

Upstairs, three double bedrooms provide flexible living space, complemented by a useful cloakroom with WC.

Externally, the property features a private driveway with parking for two vehicles, with potential to extend further if needed. The well-stocked front and rear gardens are vibrant and full of colour, lovingly maintained to create an inviting outdoor space.

## 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

- Quiet cul de sac setting
- Open outlooks over the green
- Woodland edge gardens
- Good internal proportions
- Space for future extension
- Private off street parking

## ACCOMMODATION SUMMARY

Entrance Hall, Breakfasting Kitchen, Lounge, Bathroom, Three Double Bedrooms and Cloakroom

## SERVICES

Mains services. Double glazing. Gas central heating

## COUNCIL TAX

Band B

## 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](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 £170,000 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.