



## 7 LANGTONGATE, DUNS, TD11 3AF.

- End Terraced Period House
- Lounge & Conservatory
- 4 Double Bedrooms
- Large Rear Garden
- Kitchen/Dining/Family Room
- Playroom & Utility Room
- Bathroom & Shower Room
- Driveway & Ample Parking

**OFFERS OVER £240,000**

**M  
&  
P**

**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
[www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)

47 Market Square, Duns,  
Berwickshire, TD11 3BX.  
Tel: 01361 882752  
Fax: 01361 883950  
DX 556 522 DUNS





## LOCATION

Situated in the heart of the vibrant and picturesque town of Duns a short walk away from the shops. Duns has a good selection of shops, restaurants and a great variety of recreational facilities, including a golf course, swimming pool, rugby club, football club, bowling club, gym and children's play centre. Other amenities include an excellent medical centre, several denominations of churches, 2 petrol stations with vehicle repairs, an independent builders' merchants, garden centre and a comprehensive range of other businesses and services located on the industrial estate and throughout the town. However, most supermarkets also offer a good delivery service. There is a modern state-of-the-art High School and a new primary school which opened in 2017.

A nearby tourist attraction is a museum dedicated to the famous Formula One driver Jim Clark that reopened in 2019 after being extensively renovated. The surrounding areas are very popular with salmon fishing on the River Tweed, trout fishing on local lochs and rivers along with grouse and pheasant shooting at a number of local estates. Other nearby attractions include the 14th century Duns Castle and Wedderburn Castle, both wedding and events venues and Manderston House; an opulent Edwardian country house with its famous silver staircase and gardens that are open to the public.

Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the East and Galashiels to the west. Both these towns offer rail links to Edinburgh, the line from Berwick being the main East Coast line. There is a good bus service to both Berwick and Galashiels as well as other local destinations. By car, Edinburgh is approx. 49 miles, with Newcastle to the South being approx. 77 miles. Both these cities offer excellent airport facilities.

## DESCRIPTION

A late 18th Century end terraced house which although it has a modest street façade opens out into a surprisingly grand 4-bedroom house. This Category C Listed Building has very attractive south facing elevation which looks over the sizeable garden and parking area. A deceptively spacious property set over three floors that oozes charm with decor which is confidently modern, but elegant. A period house with 2 reception room as well as a large kitchen / dining / family room, pantry, shower room and a utility / boot room on the ground floor with the half landing to the first floor also having a doorway leading out into the garden. The first floor of the house has two equally impressive master bedrooms with built in wardrobe space and a family bathroom, then on up to the second floor with two further double bedrooms with dormer windows with outstanding views toward the Cheviot Hills, and an eaves storage cupboard. The property has partial double glazing and gas central heating and is offered in walk-in condition.

## ACCOMMODATION

ENTRANCE HALL (3.01M X 2.67M)  
 PLAYROOM (4.93M X 2.96M) at widest  
 UTILITY / BOOT ROOM (3.77M X 1.53M)  
 SHOWER ROOM (2.68M X 1.55M) at widest  
 LOUNGE (4.67M X 4.50M)  
 CONSERVATORY (4.35M X 2.42M)  
 KITCHEN/DINING/FAMILY ROOM  
 KITCHEN AREA (3.73M X 2.47M)  
 DINING AREA (4.74M X 3.09M)  
 BAY/FAMILY AREA (2.68M X 1.92M)  
 PANTRY (1.74M X 0.89M)  
 FIRST FLOOR LANDING (3.16M X 0.89M)  
 BEDROOM 1 (4.66M X 4.36M)  
 BATHROOM (3.06M X 1.76M)  
 BEDROOM 2 (4.93M X 4.64M)  
 SECOND FLOOR LANDING (2.12M X 0.84M)  
 BEDROOM 3 (5.38M X 3.58M)  
 BEDROOM 4 (4.68M X 3.64M)

## EXTERNALLY

The property has vehicular access from the rear just off the quiet Turnbull Court cul-de-sac. To the rear there is a timber garage / shed and ample parking as well as a sizeable garden which is mainly laid to lawn could be enclosed further to make a safe area for pets and children. There are trees and bushes planted to make it feel more private with a high wall along one side where there is houses beyond. The front façade is onto the street.

## SERVICES

Mains Electricity, Gas and Water  
 Council Tax: Band E  
 EPC Rating: Band E  
 Category C Listed Building

## VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

## SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

**Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS)**

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.