



11 Blinkbonnie Gardens, Duns, TD11 3BG



Offers Around £125,000

- Spacious Maisonette
- Breakfasting Kitchen
- Modern Fitted Bathroom
- Garden to Side & Rear
- Close to Town Centre
- Bright Living Room
- 3 Double Bedrooms
- Ample Storage
- Double Glazing & Gas Heating
- Ideal Investment or First Home

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)





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## LOCATION:

Nestled between Duns Park and Duns town centre, with easy access to shops and amenities. Duns has a good selection of shops, restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, rugby club, football club, bowling club and gym. Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west which both 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 surprisingly spacious maisonette with external steps to its own private entrance at first floor level. The property has main living accommodation on the first-floor level with living room, dining kitchen, master bedroom, bathroom and two large storage cupboards. The floor above has a further two double bedrooms. The property has a gas combi-boiler with partial central heating which could be extended into the upper bedrooms if required by an approved gas engineer. This property has well-proportioned accommodation and also benefits from a fitted kitchen with space for dining, modern fitted bathroom, neatly fitted floor coverings and is in clean decorative order. Viewing is highly recommended to appreciate the condition of the property and the space it has to offer.

## EXTERNALLY:

The property is accessed via steps to the front with a small landing area at the front door. The flat has its own private garden to the side and rear. The side garden could be altered to create off-street parking (subject to the relevant permissions).

## SERVICES:

Mains Electricity, Gas, Water & Drainage.

## IMPORTANT INFORMATION:

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.



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FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALL (3.51M X 2.34M) at widest
- WALK-IN CUPBOARD (1.74M X 1.39M)
- KITCHEN / DINER (3.98M X 3.04M)
- BEDROOM 1 (3.49M X 3.05M)
- BEDROOM 2 (4.67M X 3.20M) at widest
- BATHROOM (1.99M X 1.73M)
- LIVING ROOM (4.20M X 3.97M)
- BOILER / AIRING CUPBOARD (2.31M X 1.22M)
- LANDING (1.79M X 0.90M)
- BEDROOM 3 (4.99M X 3.03M) at widest

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