



12B Gourlays Wynd, Duns, TD11 3AZ



Offers Over £120,000

- Ground Floor Flat
- Living Room
- 2 Bedrooms
- Small Courtyard Area
- Double Glazing
- Spacious Entrance Hall
- Kitchen / Diner
- Shower Room
- Gas Central Heating
- Low Maintenance

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

Situated on a quiet street in close proximity to the town centre of Duns, which has a good selection of shops, restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, gym and rugby, football and bowling club. 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:

This 2-bedroom ground floor flat offers spacious accommodation close to the centre of Duns. The property is offered in clean neat decorative order, is in walk-in condition and would be ideal for those looking for single level living. The property benefits from gas central heating, double glazing and a small courtyard space. Viewing is highly recommended to appreciate the location and space this property has to offer.

#### EXTERNALLY:

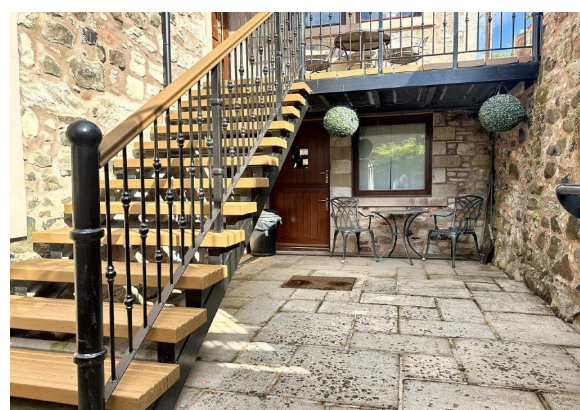
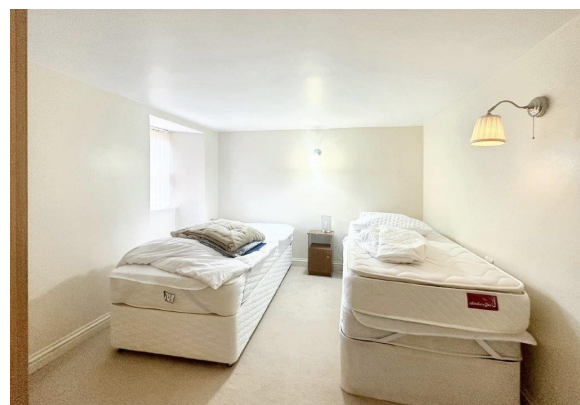
The property is accessed from Gourlay's Wynd direct from the pavement. There is also a right of access through the vennel to the rear courtyard where there is space for a bistro table for alfresco dining. A stable style door gives access to the kitchen / diner.

#### 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.



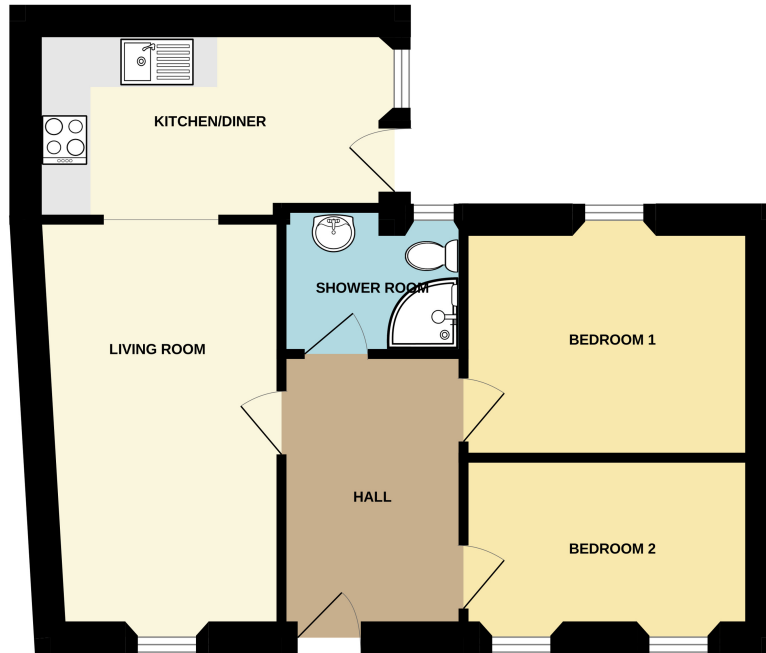
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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 (3.42M X 2.18M)
- KITCHEN / DINER (4.45M X 2.53M)
- BEDROOM 1 (3.58M X 2.86M)
- LIVING ROOM (5.10M X 2.94M)
- SHOWER ROOM (2.39M X 1.61M)
- BEDROOM 2 (3.80M X 2.19M)

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