



The Plough Inn, Duns, TD11 3AP



Offers Around £135,000

- Former Public House
- Change of Use Submitted
- 4 Bedroom Townhouse (STP)
- Private Walled Garden to Rear
- Accommodation over 4 Floors
- Residential Proposed
- Ample Storage & Outbuilding
- Partially Converted

 4

 3

 1

**EPC F**

 N/A

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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## The Plough Inn, Duns, TD11 3AP

### LOCATION:

The property is situated on the fringe of Duns Town Centre in a secondary trading position. North Street is now predominantly residential with only a few non-domestic properties on the street. Duns is the County Town of Berwickshire. It has a population of approximately 2,760 according to the 2020 Mid-Year Population Estimate prepared by the National Records of Scotland, broadly level with the population recorded at the 2011 Population Census. Whilst a relatively small town, it serves a wide rural hinterland. The Town provides a good range of local facilities and services including primary and secondary schools, a variety of independent shops, public houses, restaurant, vets surgery, police station, garages, garden centre, library, council and housing association offices. The area boasts a range of attractions including Duns Castle, several stately homes, the annual Common Riding and the Jim Clark Museum.

### DESCRIPTION:

A terraced traditional Public House dating back to 1722, this Free House sadly ceased trading in the summer of 2022. There is currently an application lodged for a change of use to create a substantial four-bedroom house. The property has been stripped out and is a blank canvas for those looking to reinstate the public house or create a family home, subject to planning permission. Viewing is highly recommended.

### EXTERNALLY:

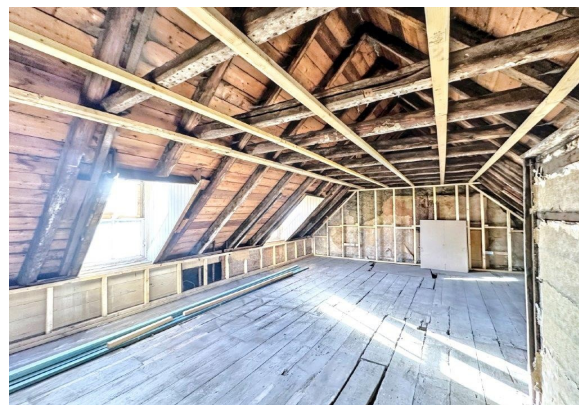
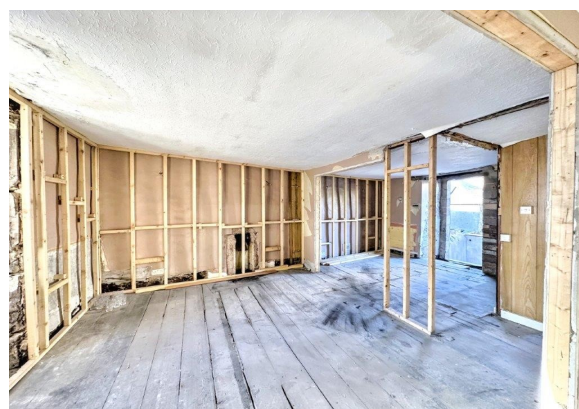
To the rear of the property on the ground floor level there is a yard area which has been stripped back and has potential to create a fantastic private patio garden / beer garden depending on the use. There is a large outbuilding with a floor area of approximately 29m sq which leads from the patio level. Steps then lead up to the second tier which has been predominantly laid to lawn and has a high boundary wall making it feel very private.

### SERVICES:

Mains Electric, Water, Drainage & Gas.

### 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:

- ORIGINAL LAYOUT
- CORRIDOR (7.01M X 1.01M)
- LOUNGE BAR (6.11M X 5.57M) at widest
- HALLWAY AREA (2.60M X 0.91M)
- OFFICE (3.78M X 1.70M)
- FIRST FLOOR LANDING (2.22M X 1.02M)
- SITTING AREA (3.85M X 3.33M)
- ATTIC ROOM 1 (3.49M X 5.37M)
- ATTIC ROOM 2 (5.37M X 2.70M)
- VESTIBULE (1.18M X 1.14M)
- HALL TO LOUNGE BAR (2.99M X 0.89M)
- LADIES WC (1.54M X 1.49M)
- GENTLEMEN'S WC & URINALS (2.81M X 2.12M)
- STORE (4.04M X 2.24M)
- BAR AREA (3.54M X 3.00M)
- DARTS ROOM AREA (3.65M X 2.72M)
- ATTIC ROOM 1 (3.49M X 5.37M)
- CELLAR (6.25M X 3.71M) at widest

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