



2 Murray Crescent, Duns, TD11 3DQ



Offers Over £265,000

- Spacious Detached Bungalow
- Kitchen / Dining Room
- 2 Double Bedrooms with Wardrobes
- Gas Central Heating & Double Glazing
- Driveway & Detached Garage
- Bright Living Room
- Garden Room
- Bathroom & Storage
- Wood-Burning Stove
- Garden to Front, Side & Rear



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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:

The property is set on a quiet cul-de-sac near Duns town centre. 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 and gym.

Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west. Both 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 of these cities offer excellent airport facilities.

### DESCRIPTION:

An immaculately presented detached bungalow in an extremely convenient location, close to Duns Square and the town centre's shops. This spacious bungalow has been significantly enhanced by its current owner to create a comfortable home. The property features two double bedrooms, both with fitted wardrobes, bathroom, a bright and spacious living room with a wood-burning stove, well-proportioned kitchen-dining room with fitted appliances and a fantastic garden room leading out to the enclosed rear garden. Viewing is highly recommended to fully appreciate the quality of the upgrades and space this property has to offer.

### EXTERNALLY:

The open front garden is neatly tended with a variety of rose bushes with a driveway leading to the detached single garage and a gate giving access to the rear garden. The rear garden is a beautifully maintained outdoor space featuring a lush lawn, mature trees, and a variety of well-kept shrubs and plants. A circular paved patio area with a wooden table provides a perfect spot for outdoor dining. The surrounding hedges and fencing offer privacy, making it an ideal space for relaxation and enjoying nature.

### 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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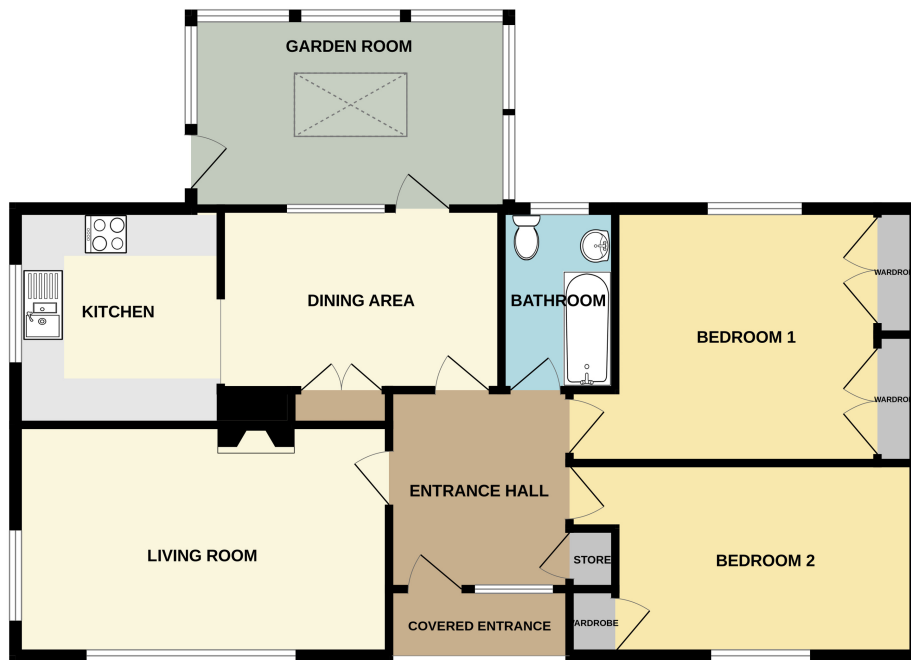




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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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 (2.88M X 2.57M)
- KITCHEN / DINER (7.01M X 3.08M) at widest
- BATHROOM (2.60M X 1.50M)
- BEDROOM 2 (4.93M X 2.80M) at widest
- LIVING ROOM (5.31M X 3.29M)
- GARDEN ROOM (4.52M X 2.74M)
- BEDROOM 1 (4.93M X 3.60M) at widest

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