



61 Hawthorn Bank, Duns, TD11 3HL



Offers Over £150,000

- Semi-Detached House
- Living / Dining Room
- Bathroom & Ample Storage
- Garden to Front & Rear
- 2 Double Bedrooms & Boxroom
- Breakfasting Kitchen
- Gas Heating & Double Glazing
- Summer House & Decked Area

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Situated in a popular residential estate on the edge Duns which 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 these cities offer excellent airport facilities.

DESCRIPTION:

This beautifully renovated two-bedroom semi-detached home has been tastefully renovated and upgraded by its current owner, offering stylish, move-in-ready accommodation. Improvements include a heating system, modern composite front door, contemporary kitchen and bathroom, new flooring throughout and fresh, neutral decor that enhances the sense of space and light. The property boasts bright and generously sized rooms, with excellent potential for future extension—many neighbouring homes having added dormer conversions (subject to relevant planning permissions). Located in a sought-after area, this home is perfect for first-time buyers, downsizers or investors. Early viewing is highly recommended to fully appreciate the quality and potential on offer.

EXTERNALLY:

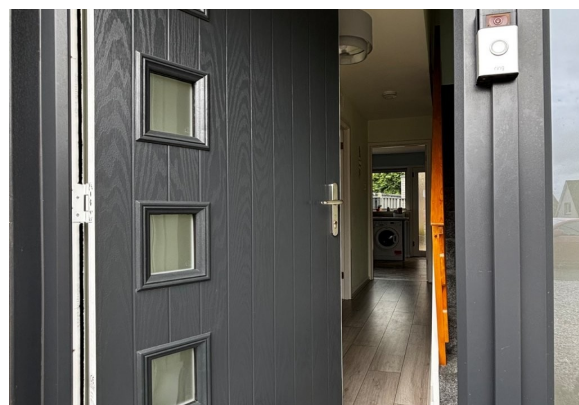
The property benefits from an open front garden, predominantly laid to gravel for easy upkeep, complemented by neat, well-maintained planted borders. A side path provides access to the enclosed rear garden, designed for low-maintenance living. The rear garden features a mix of patio and decking—ideal for outdoor dining and entertaining. A charming summer house sits at the rear, perfectly positioned to enjoy the afternoon and evening sun, offering a peaceful retreat or flexible outdoor space.

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



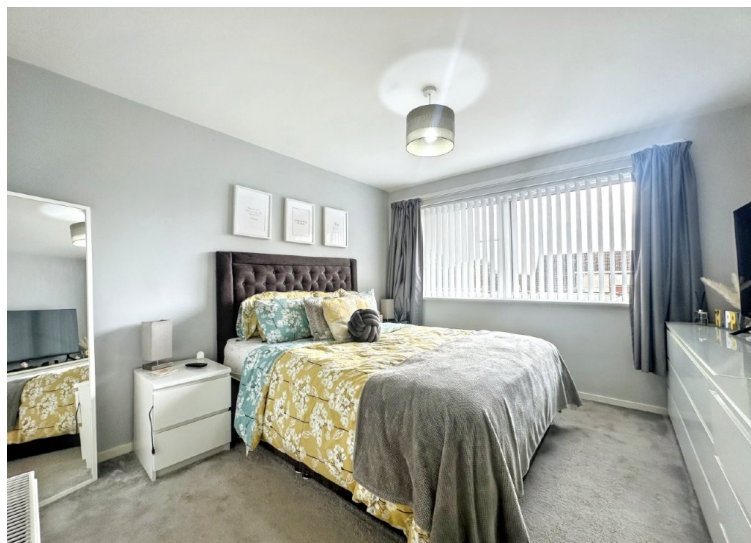
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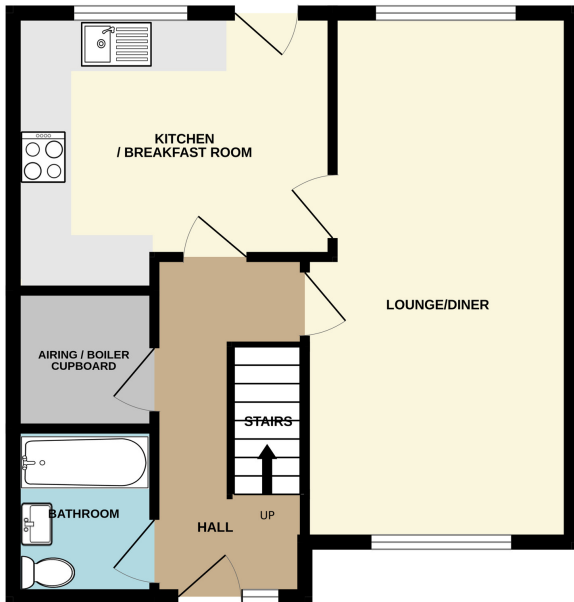
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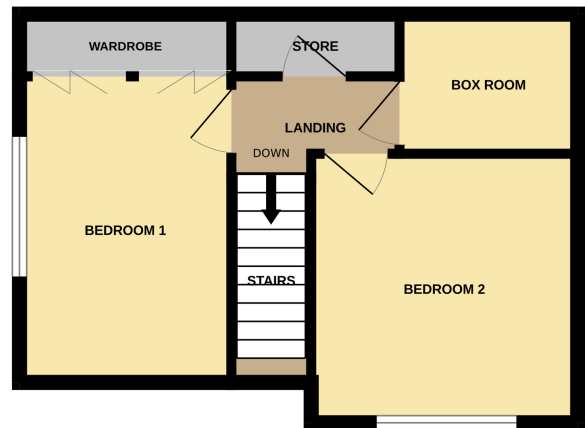
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FLOOR PLAN:

GROUND FLOOR



1ST 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 (4.07M X 3.18M) including stairs
- LIVING / DINING - DINING AREA (2.98M X 2.80M)
- UTILITY / BOILER STORE (1.70M X 1.44M)
- LANDING (L-SHAPED)
- BOXROOM (2.01M X 1.66M)
- LIVING / DINING - LIVING AREA (3.45M X 3.18M)
- BREAKFASTING KITCHEN (3.77M X 3.20M) at widest
- BATHROOM (1.99M X 1.70M)
- BEDROOM 1 (3.32M X 3.20M)
- STORE (2.11M X 0.65M)

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