



15 THE GLEBE, GAVINTON, TD11 3QU

- Link Semi-Detached House
- 3 Bedrooms with Wardrobes
- Sunroom & Utility Porch
- Kitchen & Dining Area
- Living Room with Open Fire
- Bathroom & Ground Floor WC
- Parking with Electric Car Point
- Rural Village Location

OFFERS OVER £140,000

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MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
www.melroseporteous.co.uk

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Berwickshire, TD11 3BX.
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LOCATION

Situated in the quiet village of Gavinton originally built as an estate village by landowner David Gavin for the neighbouring Lanton Estate. Gavinton is set around a pretty village green with a vibrant village hall which is normally a buzz of activity and is just over a mile from the central Berwickshire town of Duns. The house would make an ideal family home or even second home as the area boasts many great attractions including The Jim Clark Museum, the 14th century Duns Castle and Wedderburn Castle, both wedding and events venues and Manderston House; an opulent Edwardian country house with its famous silver staircase and gardens that are open to the public. In nearby Duns there is a good selection of shops and a great variety of recreational facilities. Other amenities include a medical centre, dentist, newly renovated primary school opened in 2017 and a modern state-of-the-art High School.

DESCRIPTION

A substantial ex-local authority semi-detached house in a quiet village location with views between the houses to the nearby countryside. The property is a lovely family home with spacious accommodation which includes an entrance hall, ground floor wc, porch/utility room area, sunroom and a through living / dining / kitchen which are clearly defined. The fitted kitchen is a lovely duck egg blue kitchen with subtle sage green skirtings and facing which compliment the colours throughout. To the first floor this house there are three bedrooms and a family bathroom, with the best of the views from the bedroom windows. The property also benefits from gas central heating, double glazing and a floored attic area with Velux window. This family home is ideal for growing families.

ACCOMMODATION

ENTRANCE HALL	(2.74M X 2.01M)
GROUND FLOOR WC	(1.93M X 1.02M)
LIVING ROOM	(4.89M X 3.20M)
DINING ROOM	(2.83M X 2.59M)
KITCHEN	(2.77M X 2.49M)
PORCH / UTILITY	(2.87M X 2.82M)
SUNROOM	(2.89M X 2.65M)
LANDING	(3.13M X 1.88M) including stairs
BATHROOM	(2.07M X 1.69M)
BEDROOM 1	(3.82M X 3.39M)
BEDROOM 2	(3.42M X 2.80M)
BEDROOM 3	(2.90M X 2.47M)

EXTERNALLY

The front garden of the property is accessed from the quiet cul-de-sac and is mainly laid to lawn with the front door and the door to the porch / utility area. The rear garden is accessed off the main thoroughfare through Gavinton / Crimson Hill and has off-street parking with electric car charging point, decking direct from the house a small lawned area and a garden shed.

SERVICES

Mains Electricity, Gas and Water
Council Tax: Band B
EPC Rating: Band D

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

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.