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2 Wellnage Myre, Station Road, Duns, TD11 3FP

OIRO £485,000



2 Wellnage Myre is a superior detached eco-friendly family home, set within expansive and beautifully maintained garden grounds. Designed with modern living and sustainability in mind, this impressive property combines contemporary comfort with outstanding energy efficiency. With an Energy Performance Certificate rating of A, the home benefits from an air-to-air source heat pump, underfloor heating on the ground floor and a feature woodburning stove. The internal layout has been expertly planned to suit the needs of a modern family, with spacious, light-filled interiors that offer a seamless flow between open-plan living spaces and quieter, more private areas. Externally, the landscaped garden grounds provide a sense of privacy and plenty of outdoor space to enjoy. A double garage and private driveway add to the convenience, offering ample off-street parking. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



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Location

Centered around an attractive market square, the former market town of Duns enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by a state of the art secondary school and newly refurbished primary school while the recently enhanced Volunteer Hall provides an excellent venue for many community activities. Local attractions include the newly extended and refurbished Jim Clark Motorsport Museum, housing over 100 trophies and memorabilia from the life of the world famous racing driver. Pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well provided for with a fine 18 hole golf course, swimming pool and tennis courts. There is an east coast mainline train station at the village of Reston (10 miles). More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed (16 miles) and Kelso (17 miles).

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains Drainage, Water and Electricity. Double Glazing & Gas Central Heating.

EPC

Α

Viewings

Strictly by appointment with the Selling Agent.

Council Tax Band

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Entry

By mutual agreement.













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Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

Monday to Friday: 9.00am to 5.00pm Saturday: 9.00am to 12.00 noon

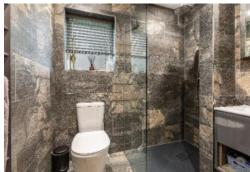
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