

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



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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Duns, TD11 3FP

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Ground Floor:

Hall
Dining Kitchen
Sitting Room
Snug
Utility Room
WC
Study

Second Floor:

Landing
Master Bedroom with En-suite Shower Room and Dressing Room
Three Further Double Bedrooms
Family Bathroom

Underfloor Heating on Ground Floor
Air-to-Air Heat Source Pump
Woodburning Stove
Double Glazing
Triple Glazing on Patio Doors

Surrounding Garden Grounds
Double Garage
Private Driveway



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

A

Viewings

Strictly by appointment with the Selling Agent.

Council Tax Band

F

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



2 Wellnage Myre, Station Road, Duns

Approximate Gross Internal Floor Area: 155.9 m² ... 1678 ft² (excluding garage)



Ground Floor
Approximate Area: 83.4 m² ... 897 ft²



First Floor
Approximate Area: 72.6 m² ... 781 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.