



1A Clouds, Duns - TD11 3BB

Offers Over **£315,000**

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1A Clouds

Duns

An exceptionally versatile five-bedroom home combining character, contemporary living and excellent space, set within easy reach of Duns town centre

- Substantial five-bedroom family home
- Charming barn-style doors and character features throughout
- Wood-burning stoves
- Double garage
- Private courtyard garden
- Generous off-street parking

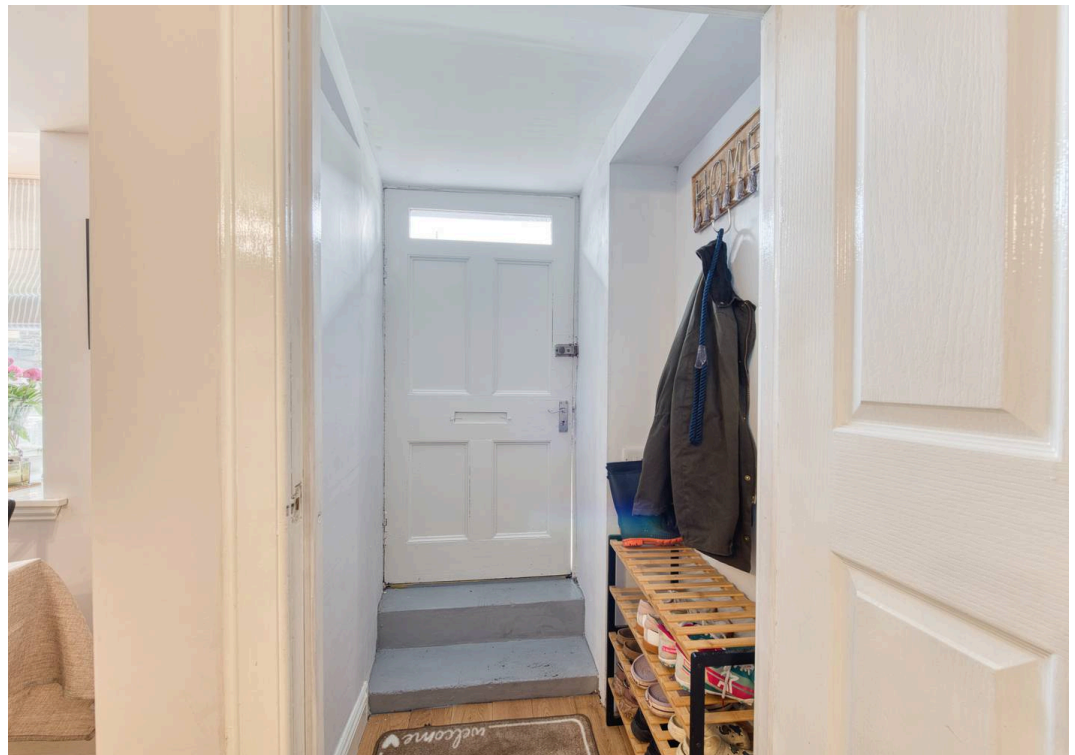
Accommodation Comprises

Ground Floor: Living/Dining Area, Kitchen, Pantry, WC

First Floor: Family Bathroom, Sitting Room, Principal Bedroom, Bedroom 2, Utility, Store

Second Floor: Bedroom 3, 4 & 5, Store

Grounds: Patio, Double Garage, Three Log Stores, Studio/Office, Driveway





Property Details

Occupying a peaceful position close to the heart of Duns, 1A Clouds is a substantial and highly adaptable family home offering an exceptional balance of character and modern living. Extending over three well-planned levels, the property provides generous accommodation throughout, complemented by excellent parking, a private courtyard garden and a versatile double garage. Charming barn-style doors feature throughout much of the home, enhancing its character.

The accommodation has been thoughtfully configured to suit modern family life. Of particular note is the impressive lower ground floor, which has been transformed into a sociable open-plan living space incorporating the kitchen, dining area and sitting room. A wood-burning stove creates a warm focal point, while the layout lends itself perfectly to both everyday living and entertaining. A useful WC completes this level.

The upper floors provide five well-proportioned bedrooms, offering flexibility for growing families, guest accommodation or home-working requirements. A second sitting room, complete with a further wood-burning stove, provides an attractive retreat, while a family bathroom has been finished to a high contemporary standard. A timber slatted drying rack suspended over the stairwell makes excellent use of the generous ceiling height on the second floor.

Externally, the property continues to impress. To the rear, an attractive courtyard garden offers a private and low-maintenance outdoor space, ideal for relaxing or outdoor dining. A linked detached garage block provides parking for two vehicles and is topped by a generous studio/office space, offering excellent flexibility for home working, creative pursuits, a gym or hobby room. Well separated from the main house, it provides a peaceful and practical workspace while remaining easily accessible from the property.

Combining generous accommodation, characterful features and versatile living space, 1A Clouds represents a rare opportunity within one of the Scottish Borders' most desirable market towns.





General Remarks

What3words: ///reforming.landscape.request

Tenure

Freehold

Council Tax

Band B

Energy Efficiency Rating

EPC Rating: D (67)

Local Authority

Scottish Borders Council

Services

- Mains Gas Central Heating
- Electric Wifi-Linked Heating
- Standard Drainage
- Mains Water
- Fibre to the Cabinet
- Wood burning stoves in both living rooms

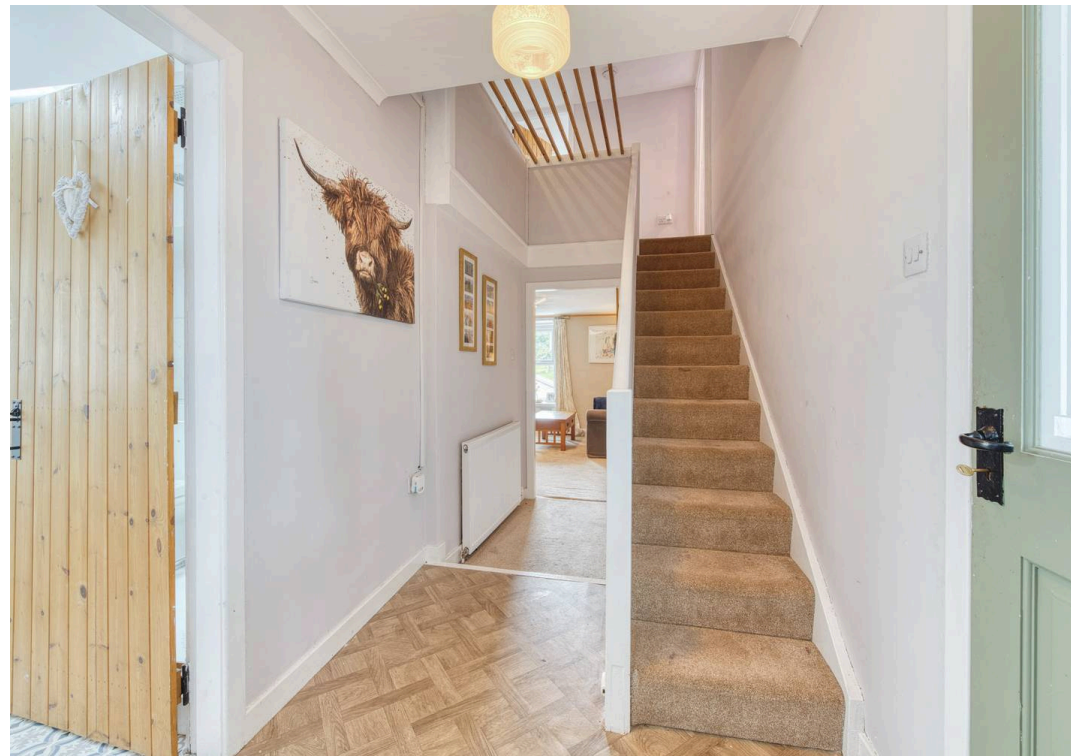
Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

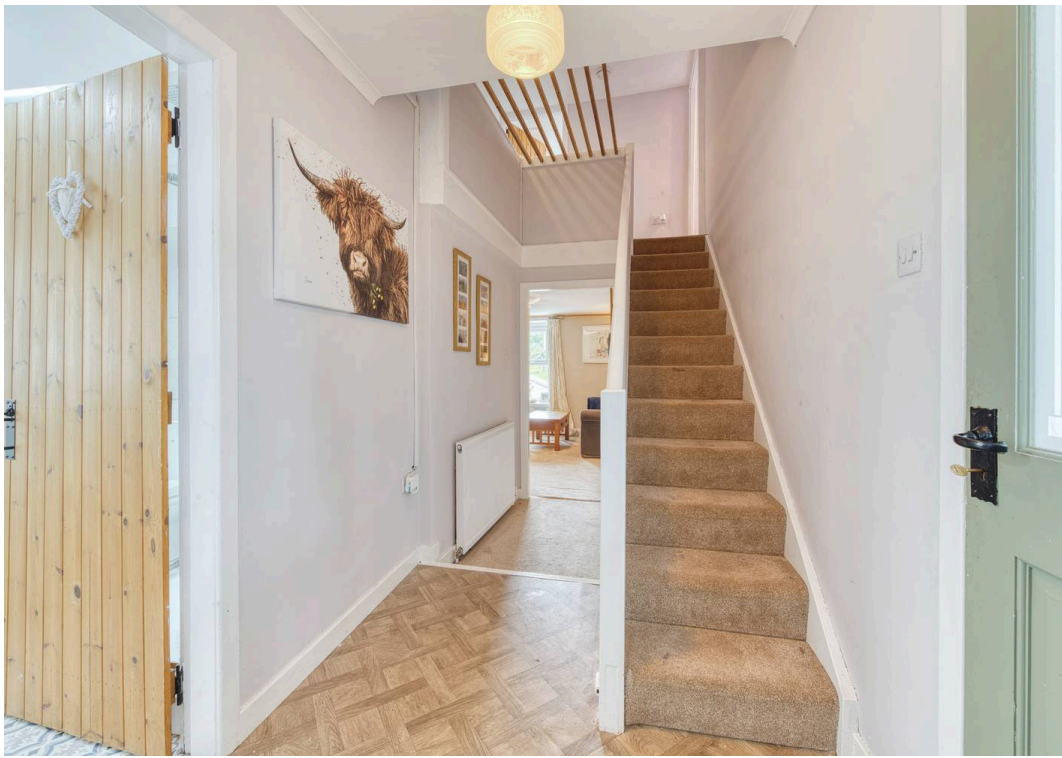
Listing and Conservation

1A Clouds is listed and in a conservation area.











Area Insights

1A Clouds enjoys a peaceful yet highly convenient position within easy reach of the centre of Duns, a thriving Berwickshire market town with a strong sense of community and an excellent range of everyday amenities. The town provides independent shops, cafés, restaurants, a supermarket and well-regarded primary and secondary schooling. Surrounded by the rolling landscapes of the Scottish Borders, the property is ideally placed for those who enjoy the outdoors, with scenic walking routes, cycling trails and beautiful countryside all close at hand.

Nearby villages including Cranshaws, Longformacus and Abbey St Bathans offer further opportunities to explore the area's rich history and unspoilt natural beauty.

The historic town of Berwick-upon-Tweed lies approximately 15 miles to the east and offers a wider range of shopping, leisure and cultural facilities, including the renowned Maltings Theatre and Arts Centre. Berwick's mainline railway station provides regular services to Edinburgh, Newcastle and London, making the area particularly attractive for commuters and those requiring excellent transport connections.

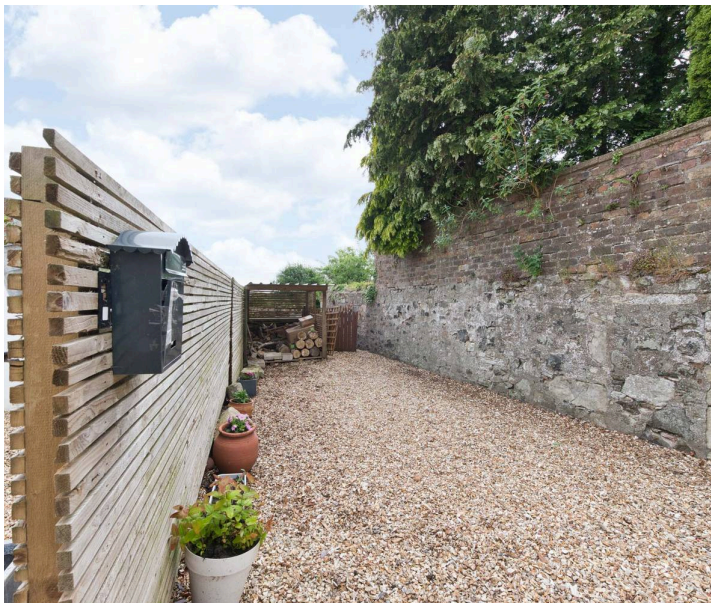
The wider Borders region offers an abundance of attractions, from the historic abbey towns of Kelso, Melrose and Jedburgh to a wealth of castles, country houses and sporting pursuits.

The spectacular Berwickshire coastline is also within easy reach, with picturesque fishing villages, sandy beaches and the renowned Berwickshire Coastal Path linking destinations such as Coldingham, Eyemouth and St Abbs. Opportunities for sailing, diving, birdwatching and golf are all readily available, with a number of highly regarded courses nearby.

Combining the tranquillity of country living with excellent connectivity and access to a wealth of recreational opportunities, this location offers the very best of the Scottish Borders lifestyle.







Useful Links

The Riverside Café - <https://riversidebakehouse.co.uk>

Duns Medical Practice -
<https://www.dunsmedicalgroup.co.uk>

Duns Primary School -
https://www.scotborders.gov.uk/directory_record/20104/duns_pri

Duns High School -
https://www.scotborders.gov.uk/directory_record/20104/duns_pri

Duns Swimming Pool -
<https://www.dunsswimmingpool.co.uk>

Duns Castle - <https://dunscastle.co.uk>

Berwick Maltings - <https://www.maltingsberwick.co.uk>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Coldingham Sands -
<https://www.visitscotland.com/info/towns-villages/coldingham-bay-p315511>

Duns Golf Club - <https://www.dungolfclub.com>

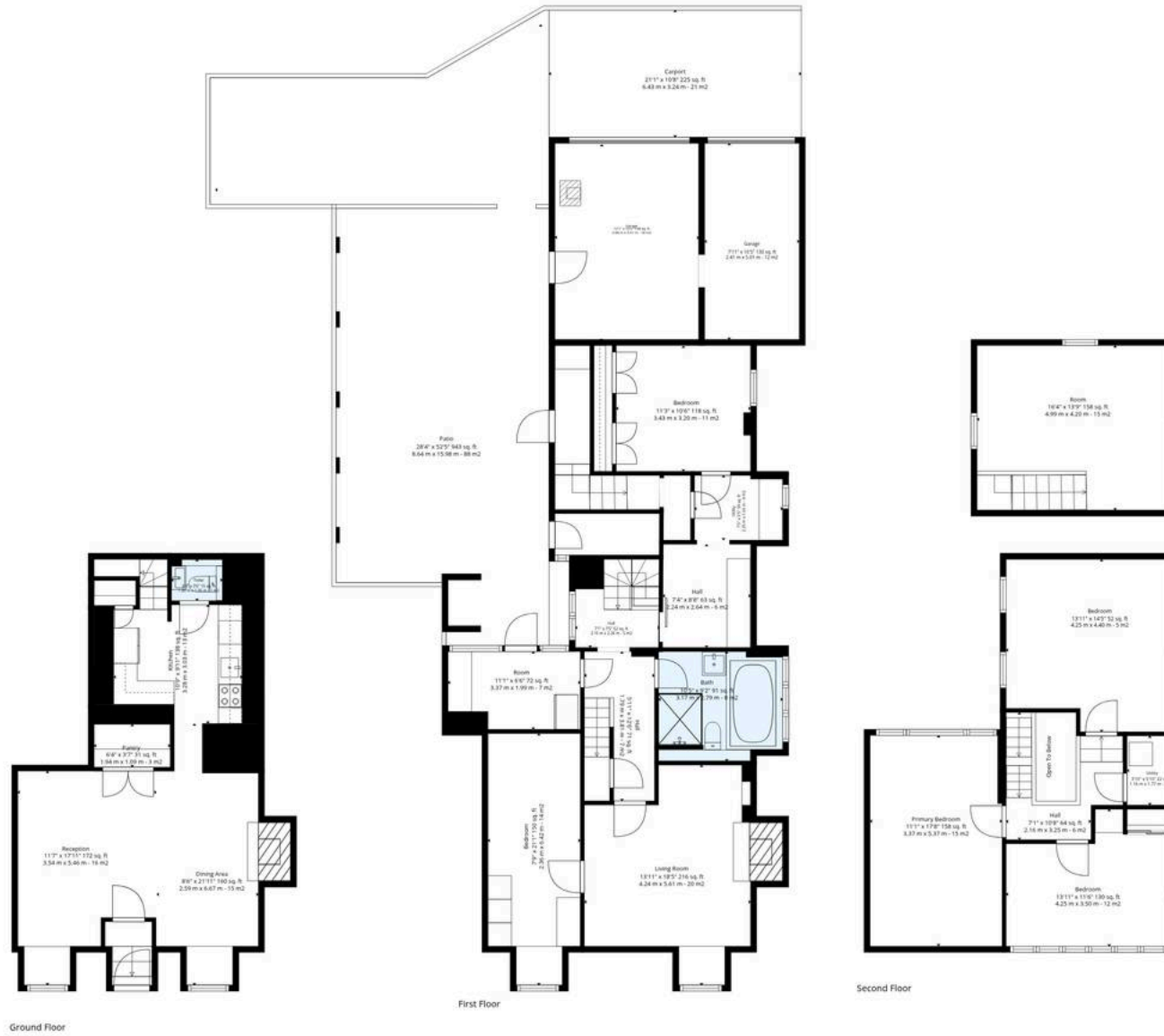
Eyemouth Golf Club - <https://www.eyemouthgolfclub.co.uk>

Scottish Borders Council - <https://www.scotborders.gov.uk>

Jim Clark Motor Museum - <https://jimclarktrust.com/jim-clark-motorsport-museum>

Whiteadder Reservoir - <https://whiteadderwatersports.co.uk>

St Abbs Scuba Diving - <https://divestabbs.com>



Ground Floor

First Floor

Second Floor

Total: 2158 sq. Ft, 201 m2

Ground Floor: 578 sq. Ft, 54 M2, First Floor: 993 sq. Ft, 92 M2, Second Floor: 587 sq. Ft, 55 m2

Excluded Areas: Fireplace: 31 sq. Ft, 2 M2, Utility: 39 sq. Ft, 4 M2, Garage: 328 sq. Ft, 30 M2,

Carport: 225 sq. Ft, 21 M2, Patio: 943 sq. Ft, 88 M2, Low Ceiling: 265 sq. Ft, 24 M2,

Open To Below: 25 sq. Ft, 2 M2, Walls: 269 sq. Ft, 23 m2







Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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