37 Trinity Park, Duns, TD11 3HN



Offers Around £335,000

- Stunning Detached Bungalow
- Living Room with Patio Doors
- Master Bedroom & Walk-in Wardrobe
- Utility Room & Ample Storage
- Open Garden & Parking to Front
- Stylish Kitchen / Dining Room
- Luxury Bathroom & Separate WC
- 2 Further Double Bedrooms
- Immaculately Presented Throughout
- Large Enclosed Rear Garden

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LOCATION:

The property is set at the end of a cul-de-sac, in a private position within this sought-after residential area in Duns, which has a good selection of shops, restaurants and a great variety of recreational facilities, including a golf course, a gym, swimming pool, rugby, football and bowling clubs. 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 of these cities offer excellent airport facilities.

DESCRIPTION:

An exceptional opportunity to acquire this truly immaculate detached bungalow, which has been thoughtfully and extensively renovated by the current owners to an outstanding standard. Finished in a stylish, contemporary yet timeless design, this beautiful home offers spacious, versatile accommodation, ideal for modern family living and entertaining. At the heart of the property is a stunning open-plan kitchen/dining/family room, featuring a sleek, high-specification kitchen with granite worktops, a Belfast sink, centre extractor hob, induction hob, integrated dishwasher, double oven and stylish plinth lighting. This impressive space provides a wonderful hub for family life and entertaining, with doors opening directly onto the rear garden. A separate, beautifully presented living room also benefits from doors leading out to the garden, creating a lovely connection between the indoor and outdoor living spaces. The property further benefits from a spacious master bedroom with a walk-in wardrobe, alongside two additional generous double bedrooms, one of which features fitted double wardrobes. The luxurious family bathroom has been finished to an excellent standard and comprises a stunning freestanding egg-shaped bath, separate shower and contemporary vanity unit with washbasin. Additional accommodation includes a spacious utility room with a pocket sliding door and a separate cloakroom/WC. Throughout, the property is presented in immaculate neutral décor, complemented by quality flooring and high-quality finishes, creating a bright, elegant and welcoming home ready for immediate occupation.

EXTERNALLY:

To the front, there is ample block-paved parking alongside an open garden, predominantly laid to lawn. The enclosed rear garden provides a private and secure space, ideal for children and pets. Again, mainly laid to lawn, the garden also benefits from a timber sunroom to the side and a patio area directly accessible from the house. Offering plenty of potential, it is a real blank canvas for gardening enthusiasts to make their own.

SERVICES:

Mains Electricity, Gas, Water & Drainage.

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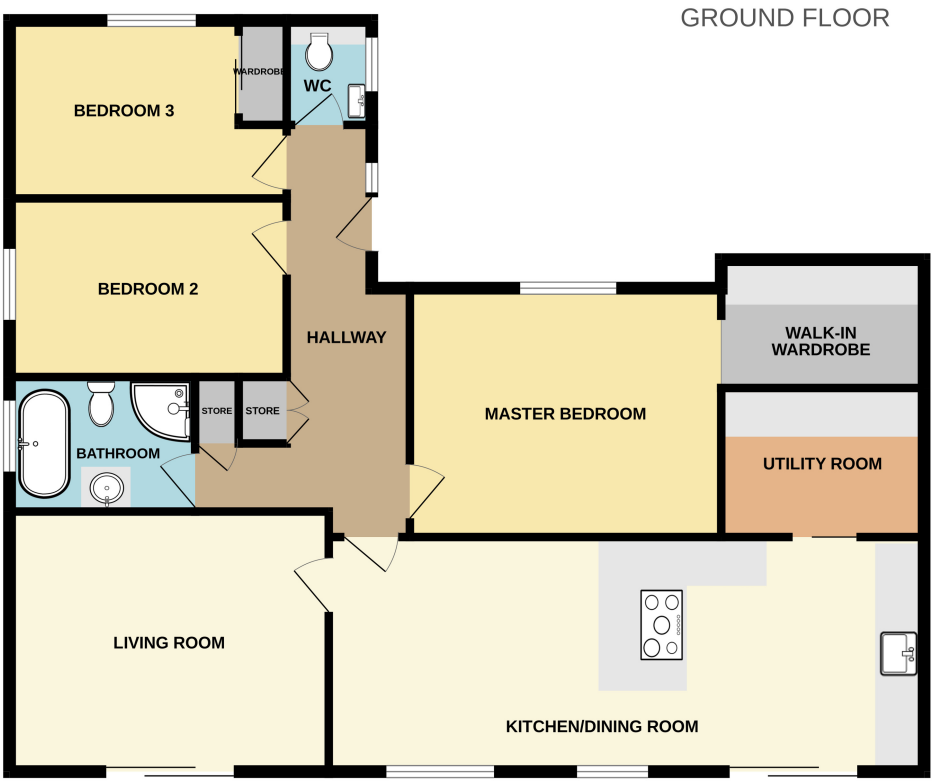
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FLOOR PLAN:



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 (5.82MX 3.01M) at widest
- BEDROOM 3 (3.91M X 2.51M) including fitted wardrobe
- BATHROOM (2.59M X 1.90M)
- UTILITY ROOM (2.86M X 2.10M)
- MASTER BEDROOM (4.41M X 3.50M)
- WC (1.50M X 1.10M)
- BEDROOM 2 (3.91M X 2.50M)
- KITCHEN / DINING ROOM (8.40M X 3.31M)
- LIVING ROOM (4.51M X 3.60M)
- WALK-IN WARDROBE (2.86M X 1.81M)

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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 they are satisfied with our findings.

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