

13 Wellrig Park

DUNS, BORDERS, TD11 3NN



Immaculate four-bedroom detached home with double garage, extensive gardens and premium finishes, right across the road from Duns Golf Club



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Nestled within the sought-after Wellrig Park development in Duns, this exceptional four-bedroom detached family home offers over 210sqm of beautifully presented accommodation, finished to an impeccable standard throughout. Surrounded by stunning countryside and across from Duns Golf Club, complemented by extensive, immaculately maintained gardens, this outstanding home provides the perfect balance of luxury, space and rural tranquillity.

THE LIVING ROOM



Upon entering, you are welcomed by a bright and inviting entrance hall which sets the tone for the quality found throughout the property. To the front of the home, the spacious living room is flooded with natural light and enjoys French doors leading directly into the formal dining room. The dining room comfortably accommodates a six-seater dining table and benefits from French doors and large windows overlooking the rear garden, creating a wonderful space for both everyday family living and entertaining guests.

THE DINING ROOM



THE KITCHEN



A flat archway leads seamlessly into the impressive Ashley Ann kitchen, thoughtfully designed with both style and functionality in mind. The kitchen features premium Consentino Quartzstone worktops and a large central island complete with an induction hob and integrated extraction. High-specification Neff appliances include two single ovens, a microwave and an integrated coffee machine, while a Quooker boiling water tap adds further convenience to this exceptional space.



Adjacent to the kitchen is a delightful garden room where a large picture window perfectly frames the surrounding countryside. Beyond the kitchen lies a practical utility room, housing the washing machine, tumble dryer and further storage. The utility room also provides direct access to the integrated double garage where you will find a Worcester condensing boiler installed just two years ago, with a 210-litre hot water storage cylinder. Completing the ground floor is a generous study, ideal for home working, and a convenient W.C.

THE GARDEN ROOM



THE UTILITY & WC



THE STUDY





The upper level offers four well-proportioned double bedrooms, all beautifully presented. The impressive principal bedroom benefits from a three-piece en-suite shower room, while the remaining bedrooms are serviced by a four-piece family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, the property continues to impress. A substantial driveway provides ample off-street parking and leads to the integrated double garage. To the rear, the expansive garden has been meticulously maintained and offers an idyllic outdoor setting. Featuring a charming pond, dedicated fruit garden and beautifully landscaped grounds, this remarkable outdoor space is perfect for families and those seeking a peaceful countryside lifestyle.

Presented in true walk-in condition, this outstanding family home combines generous living accommodation, high-quality finishes and breathtaking surroundings to create a truly special property.

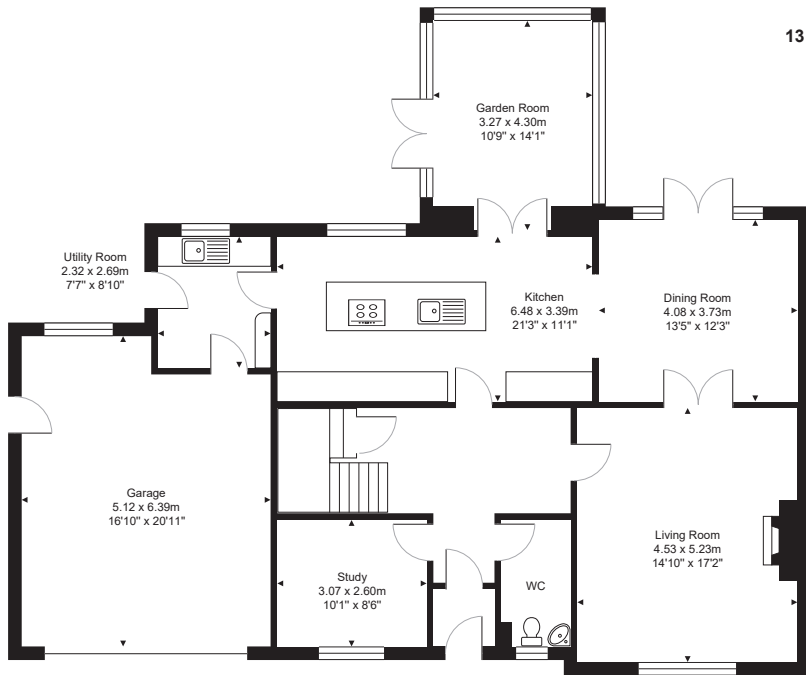
EXTERNALS & VIEW



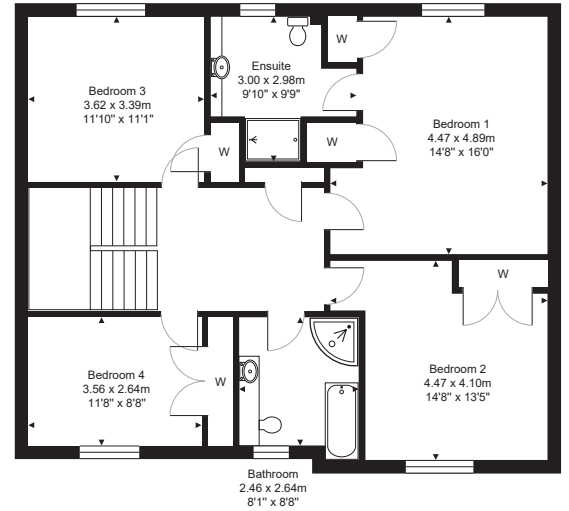


FLOOR PLAN & DIMENSIONS

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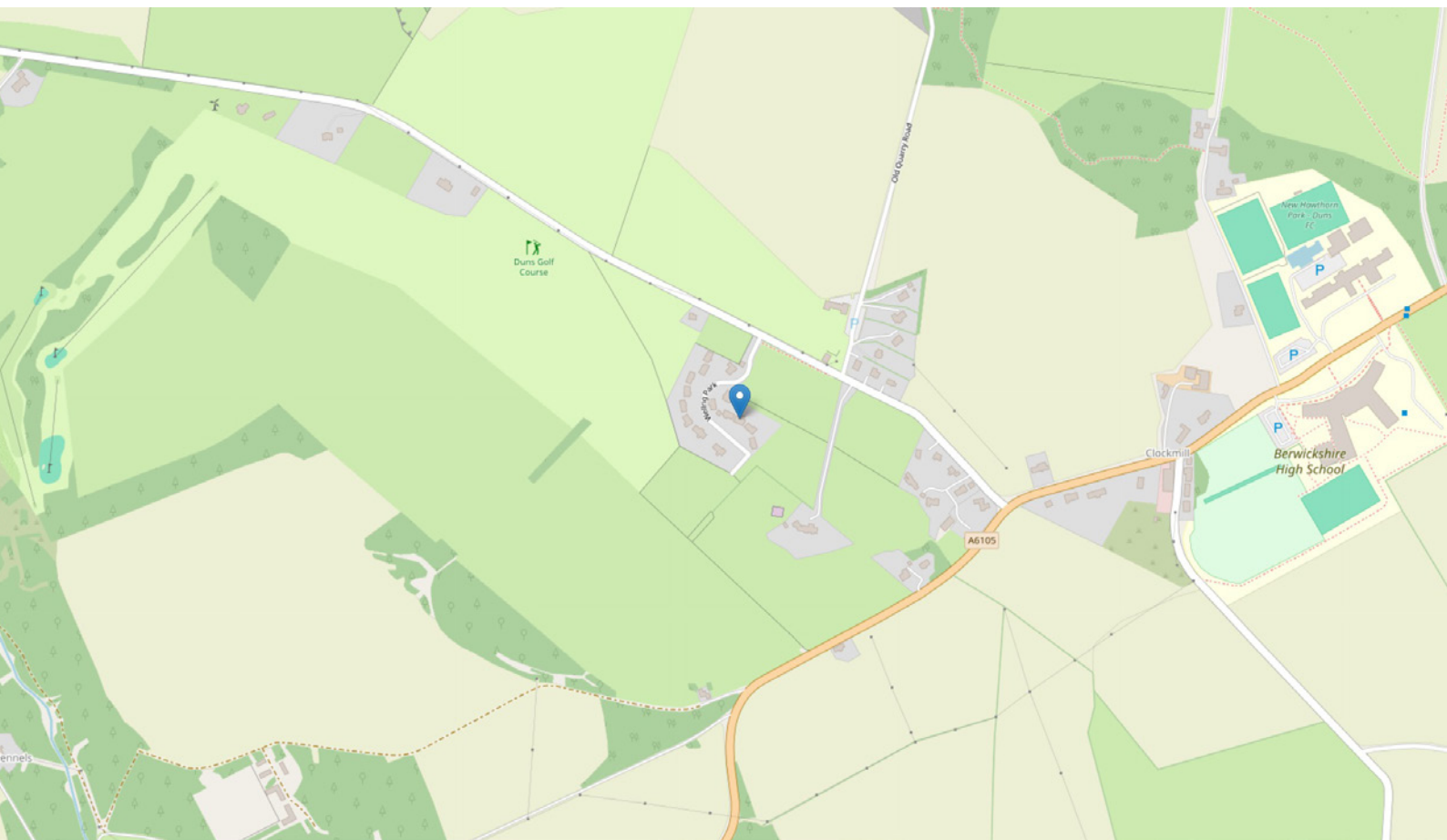


Ground Floor
Area: 114.4 m² ... 1231 ft²



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 212m² | EPC Rating: D



THE LOCATION

Wellrig Park enjoys a peaceful setting on the edge of Duns, a charming and historic market town in the heart of the Scottish Borders. Renowned for its picturesque surroundings and strong sense of community, Duns offers an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, healthcare facilities and highly regarded primary and secondary schooling.





The town is ideally placed for those seeking a countryside lifestyle without sacrificing convenience. Surrounded by rolling Borders countryside, residents can enjoy an abundance of outdoor pursuits including walking, cycling, fishing and golf, with numerous scenic routes and attractions right on the doorstep.

For commuters, Duns benefits from excellent road connections via the A6105 and A1, providing straightforward access to Berwick-upon-Tweed, Edinburgh, Newcastle and the wider Borders region. Berwick-upon-Tweed railway station, approximately 15 miles away, offers regular services to both Edinburgh and Newcastle, making the area a practical choice for those travelling further afield.

Combining stunning rural scenery, excellent local amenities and convenient transport links, Duns remains one of the Scottish Borders' most desirable locations for families and professionals alike.



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