MELROSE & PORTEOUS
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SOLICITORS & ESTATE AGENTS

33 Hawthorn Bank, Duns, TD11 3HL

Offers Over £175,000

- Extended Semi-Detached House
- Bright Living / Dining Room
- Large Utility Cupboard
- First Floor Shower Room
- Off-Street Parking
- 3 Spacious Bedrooms
- Breakfasting Kitchen
- Ground Floor Bathroom
- Garden to Front, Side & Rear
- Popular Residential Area

3 | 2 | 1 | EPC D | B

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Situated in a popular residential estate on the edge of Duns which has a good selection of shops, restaurants and a great variety of recreational facilities, including a golf course, swimming pool, rugby club, football club, bowling club and gym. 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 these cities offer excellent airport facilities.

DESCRIPTION:

This well-presented semi-detached home, originally designed as a two-bedroom property, has been thoughtfully enhanced with a clever dormer extension to create valuable extra living space. The extension provides a generous third bedroom, a spacious shower room and additional room to the principal bedroom, now featuring a dressing area with fitted wardrobes. The ground floor offers well-proportioned accommodation, including a bright through living/dining room, a breakfasting kitchen, a bathroom, and a large utility/boiler cupboard. Presented in clean decorative order, the property benefits from gas central heating and double glazing. It is ready to move into, while still offering scope for further personalisation.

EXTERNALLY:

The property sits on a triangular plot, with the front and side gardens mainly laid to lawn and bordered by a neat picket fence along the street. There is convenient off-street parking to the side of the house, leading directly to the steps up to the front door and to the garden shed towards the rear of the hardstanding. To the rear, a triangular, low-maintenance paved patio provides an ideal space to relax and enjoy the evening sunshine.

SERVICES:

Mains Electricity, Gas, Water & Drainage.
Note: The blind in the second bedroom with the window to the front is not included in the sale.

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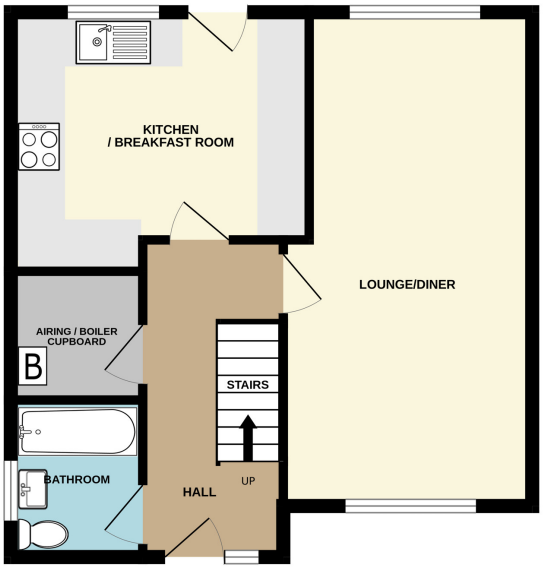
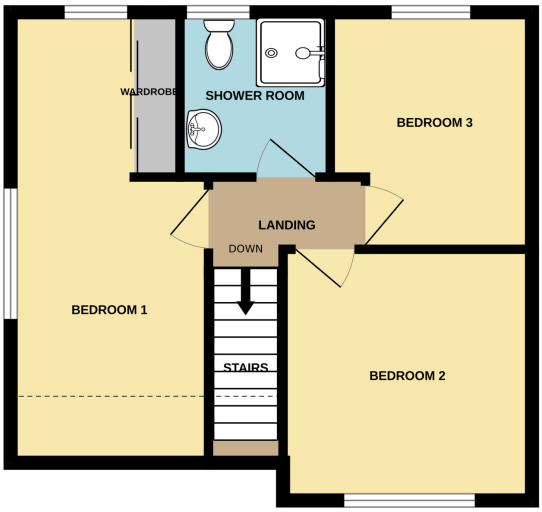
FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



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 (4.08M X 1.78M) at widest
- BREAKFASTING KITCHEN (3.77M X 3.16M) at widest
- BATHROOM (1.97M X 1.68M)
- SHOWER ROOM (1.80M X 1.61M)
- BEDROOM 3 (2.81M X 2.21M) at widest
- LIVING / DINING ROOM (6.23M X 3.18M) at widest
- UTILITY CUPBOARD (1.68M X 1.44M)
- BEDROOM 1 (5.97M X 2.08M) including wardrobes
- BEDROOM 2 (3.20M X 3.29M)

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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.

Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review your property and provide you with an accurate price.
You can find more information on our website.

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