



11 Wellrig Park, Duns

Offers Over £395,000

PATON & CO
ESTATE AGENTS



11 Wellrig Park

Duns, Duns

A beautifully proportioned detached 4 bedroom bungalow in a quiet cul-de-sac on the western edge of Duns, with generous gardens, driveway and double garage.

- Detached bungalow
- 4 Bedrooms, 2 Bathrooms
- Generous boarded loft space with potential for conversion
- Wrap-around mature gardens
- Detached double garage
- Sought after location

Accommodation Comprises

Ground Floor – Entrance Vestibule, Sitting Room, Dining Room, Dining Kitchen, Utility Room, 3 Double Bedrooms, Single Bedroom/Office, Family Bathroom with Bath, and a second Family Bathroom with Shower, Significant Loft Space.

Garden Grounds – Detached Double Garage, Driveway, Wrap-Around Mature Gardens, Summer House.



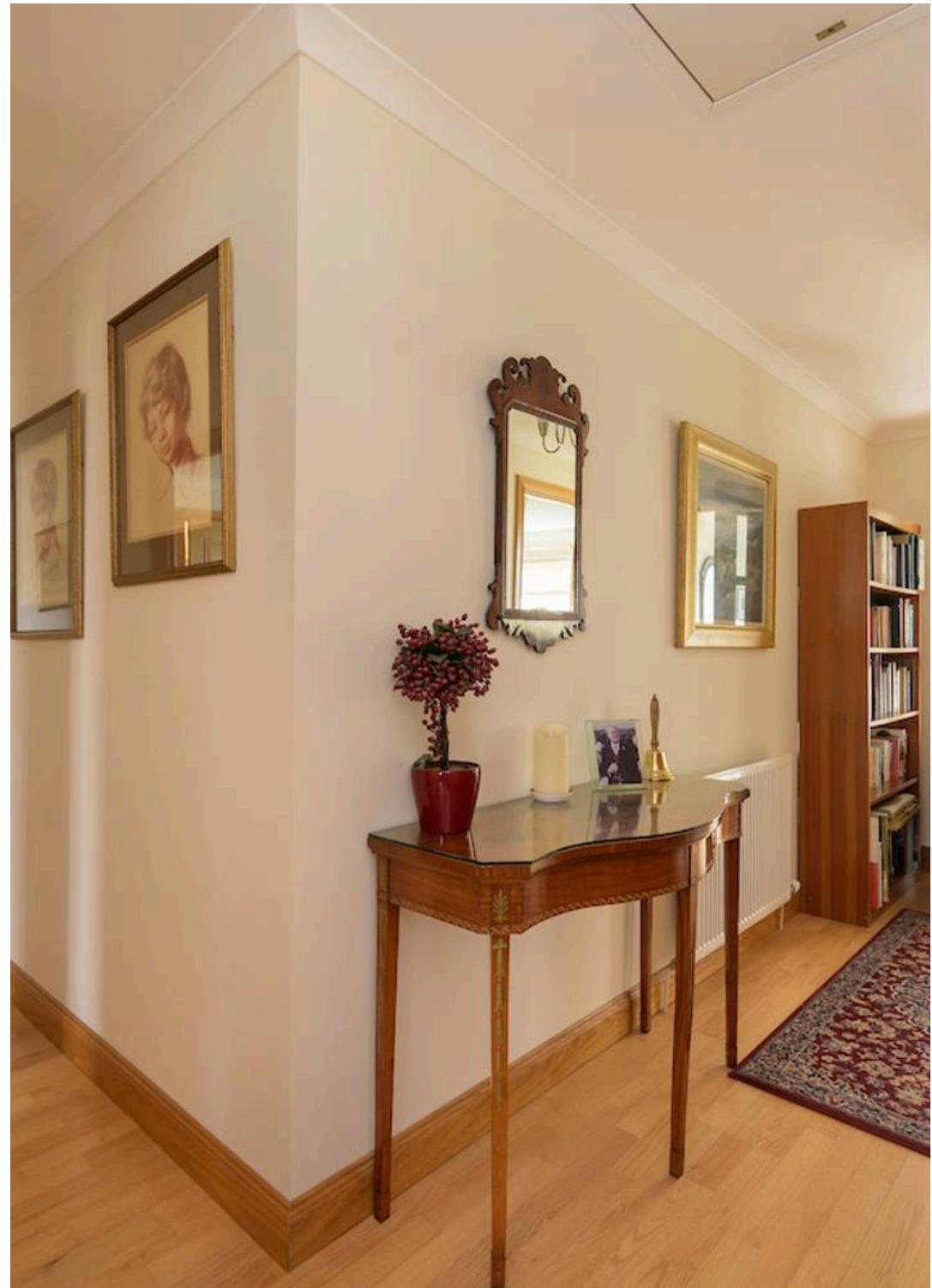
Property Description

11 Wellrig Park is a beautifully spacious detached bungalow, quietly tucked away within an exclusive cul-de-sac on the western edge of Duns, adjacent to the town's golf course. Built in 2009, this attractive and versatile home sits in mature garden grounds and offers exceptionally well-proportioned accommodation throughout.

Upon entering the property, you are welcomed into a generous entrance vestibule which leads into the entrance hallway, with a large built-in coat cupboard and providing direct access to all principal rooms. To the front, the light-filled sitting room offers comfortable proportions with an electric fire and a pleasant outlook over the front garden, while adjacent lies the formal dining room, with a large built-in cupboard, and is an ideal space for relaxed family meals or entertaining.

The heart of the home is the breakfasting kitchen, fitted with a comprehensive range of units and integrated appliances, with ample space for a table and chairs. A useful utility room is located just off the kitchen, providing additional storage and plumbing for appliances.

The accommodation comprises three well-proportioned double bedrooms, all benefiting from built-in wardrobes, along with a single bedroom also with a built-in-wardrobe. This room is currently utilised as a home office, offering flexibility to suit a variety of lifestyle needs. The layout is further complemented by two bathrooms; one with a bath, the other with a shower.





A particular highlight of the property is the very generous loft space (accessed via a retractable ladder), which has been boarded, and so currently provides significant storage space, and offers superb potential for conversion, subject to the necessary planning consents, providing an excellent opportunity to further enhance the living accommodation if desired.

Externally, the gardens wrap around the bungalow with level lawns to the front and rear. A paved patio area off the kitchen provides an inviting spot for alfresco dining and enjoying long summer evenings, along with a wooden summer house to enjoy the garden all year round. A detached double garage with electric roller doors and a block-paved driveway complete the property, offering excellent off-street parking and storage.

11 Wellrig Park presents a superb family home in a peaceful, sought-after location, comfortable, adaptable and ready to enjoy.





Area Insights

11 Wellrig Park is tucked away within an exclusive cul-de-sac on the western edge of Duns, within a short drive of the town centre which provides a good range of local and national amenities including small independent shops, coffee shops, pubs, restaurants, a highly regarded garden centre and a supermarket. The local primary school and secondary school (Berwickshire High) are nearby, as well as a community swimming pool. The town also has two GP practices, dentist, pharmacy as well as a range of attractions such as Manderston House, the Jim Clark Motor Museum, a challenging 18 hole golf course and walks round Duns Castle Estate.

There are a number of larger towns near Duns, the biggest being the historic market town of Berwick upon Tweed which is about 15 miles due east. Berwick houses many of the major supermarket chains, good local shopping, a number of historical attractions within its medieval walls, numerous restaurants and cafes and the Maltings arts centre. Berwick also has a main line train station which offers an hourly service to London. Duns is perfectly located for exploring both local and wider areas.

The surrounding villages and hamlets of Cranshaws, Longformacus and Abbey St Bathans offer historic charm, wild woodland walks and breath-taking open views perfect for all sorts of outdoor activities. There are numerous dramatic castles, and historic houses to explore as well as the historic Border Abbey towns of Kelso, Melrose and Jedburgh. Equally impressive is the nearby Berwickshire coastline with various beaches and harbour towns which all link up together via the Berwickshire Coastal path and Coldingham, Eyemouth. Coastal activities include birdwatching and scuba diving at St Abbs and a sheltered sandy beach at Coldingham.

From Berwick there is easy access to the North Northumberland Coast and Northumberland National Park. Country and sporting pursuits are widely available and there are several golf courses within a short drive including Eyemouth, Dunbar and Magdalene Fields in Berwick.

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_primary_school

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

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>

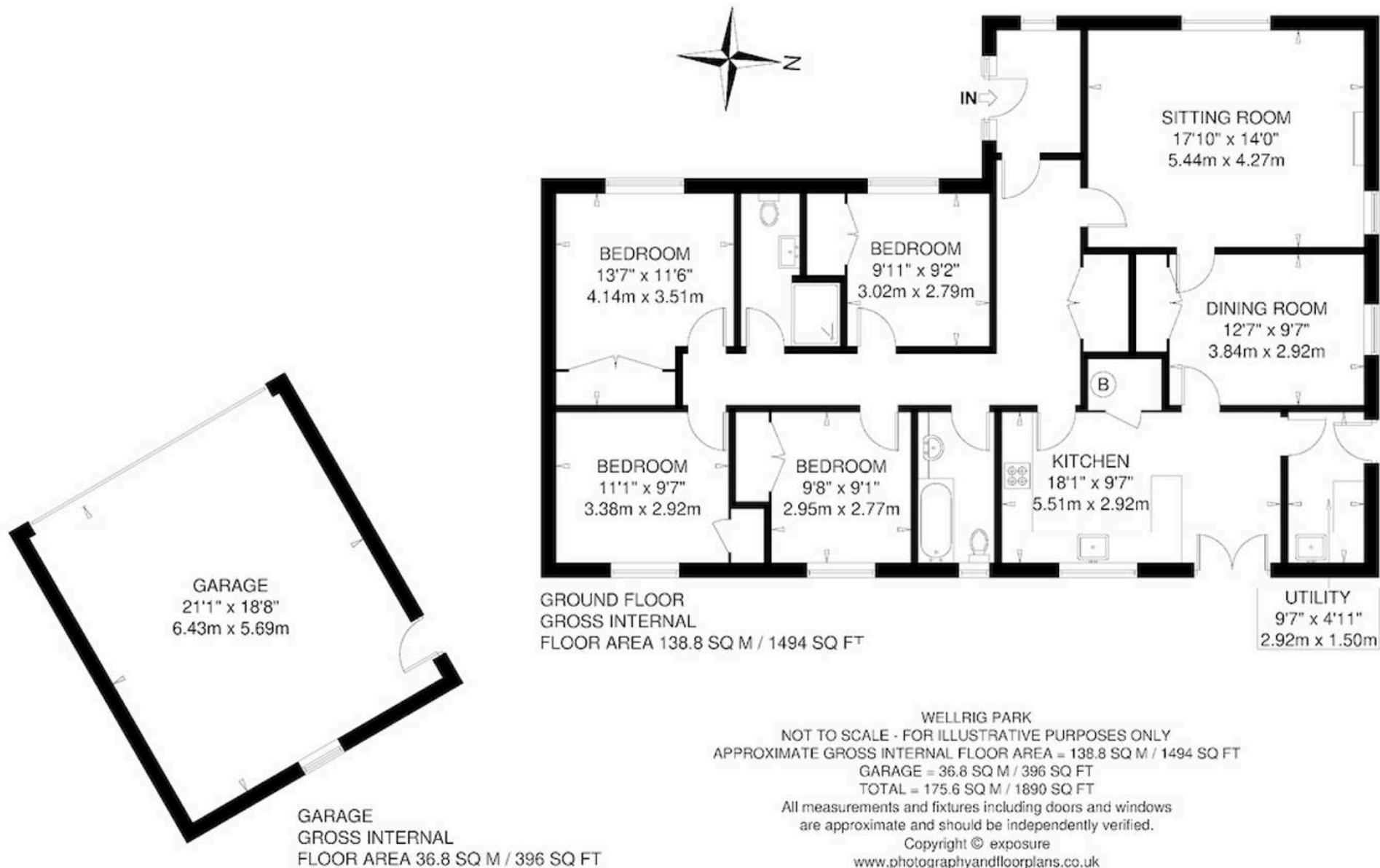
Scottish Borders Council - <https://www.scotborders.gov.uk>

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

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

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







General Remarks

Services

Mains Electricity, Water, Drainage.

Oil Central Heating

Electric Fire in Sitting Room

Broadband services are available.

Fixtures and Fittings

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

Listing and Conservation

11 Wellrig Park is not a listed building or located in a conservation area

Agent's Note

There is a Wellrig Park Residents committee who look after communal areas, the annual cost for maintenance is £65 per year.

Council Tax

Band F

EPC Energy Efficiency Rating

Band C

EPC Environmental Impact Rating

Band D





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

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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