





McEwan Fraser Legal

Solicitors & Estate Agents

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37 Bridgend

DUNS, BORDERS, TD11 3ES

DUNS, BORDERS

Duns has a wide variety of good educational and recreational facilities, including primary and secondary schools, swimming pool, tennis courts, eighteent hole golf course, library, supermarkets, various speciality shops, as well as delightful walks and a nature reserve within the grounds of Duns Castle. Duns is also home to the Edwardian stately home at Manderston. The area offers many country pursuits, and the North Sea beaches are just a short distance away.

The A1 can be reached in less than ten minutes from the property, giving good access to Dunbar and Edinburgh to the north and Berwick-upon-Tweed to the south. Edinburgh is approximately fourty five miles away on the A1 and the journey takes approximately one hour by car, and the main East Coast Rail Line Station at Berwick-upon-Tweed is twenty miles south.



SPACIOUS TRADITIONAL SEMI-DETACHED HOME WITH GENEROUS ENCLOSED GARDEN AND AMPLE ON STREET PARKING.







The Town Centre and the local Landscape of Duns



37 BRIDGEND

This highly desirable, semi-detached property offers a fantastic and substantial family home in a convenient location just a short walk from the town centre. The generously proportioned accommodation comprises of an entrance hall, family lounge, dining room or optional forth bedroom, large kitchen, utility room with WC, master bedroom with dressing room, two further bedrooms and family bathroom. With original features such as an attractive moulded ceiling in the sitting room, plain cornicing and pine staircase all add to the charm and ambience of this delightful property.

To the rear of the property is a generous suntrap and fully enclosed child and pet friendly garden to the rear with summer house.

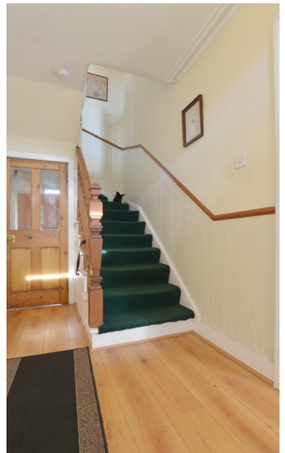
The property further benefits from free on-street parking, gas central heating, and double-glazing.





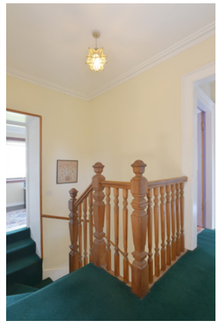


















HALLWAY/KITCHEN/LOUNGE/DINING

BEDROOMS/BATHROOM/UTILITY





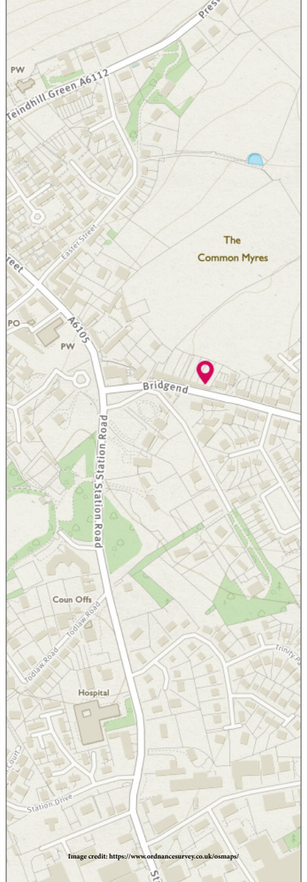


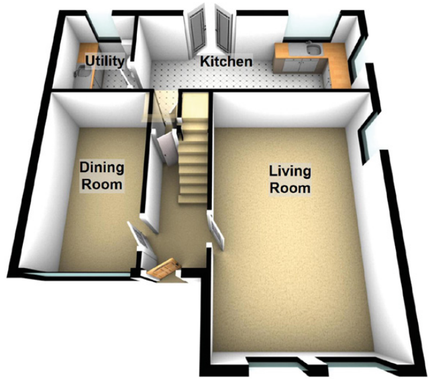


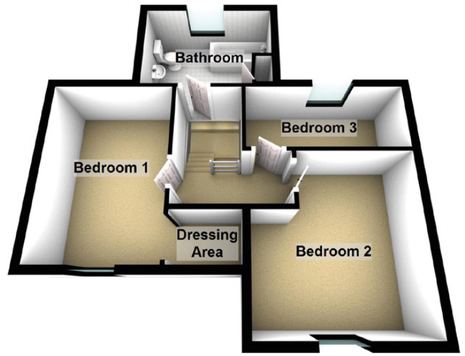




PROPERTY SPECIFICATIONS







Approximate Dimensions
(Taken from the widest point)

Living Room	5.91m (19'5") x 3.77m (12'4")
Dining Room	4.15m (13'7") x 2.36m (7'9")
Kitchen	6.26m (20'6") x 2.25m (7'5")
Bedroom 1	4.22m (13'10") x 2.85m (9'4")
Dressing Area	1.18m (3'10") x 1.16m (3'10")
Bedroom 2	3.94m (12'11") x 2.65m (8'8")
Bedroom 3	3.79m (12'5") x 1.85m (6'1")
Bathroom	3.25m (10'8") x 2.25m (7'5")
Utility	2.28m (7'6") x 2.25m (7'5")

Gross internal floor area (m^2)

130m^2

EPC Rating

E

Extras - Included in the sale

All fitted carpets, blinds and light fittings throughout are included in the sale together with the range style cooker.











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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
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