



Holly Mews

Easter Street, Duns, TD11 3DW



3 bed



2 public



2 bath

Deceptive Detached Townhouse in Peaceful Town Centre Location with Garden, Parking and Garage.

Sun Room, Dining Room, Kitchen, Utility Room, Lounge, Downstairs Bedroom and Shower Room, Two Further Double Bedrooms, Home Office, Bathroom and Large Workshop. Detached Garage. Private Drive and Enclosed Garden.



This converted farm building and adjoining stables now provides a unique detached townhouse which is quietly tucked away off Easter Street. With the town centre literally at the end of the street and all local schooling within walking distance, the location of Holly Mews provides the best of both worlds; a quiet private position with all local conveniences on the door step. The accommodation provides an interesting and adaptable layout with bedroom and bathroom facilities on both the ground and first floor whilst the adjoining workshop is perfect for those who work from home or for hobbies, but also providing scope to further extend the existing accommodation if desired.

LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant.

ENTRANCE

Gated access opens onto the private driveway to the front of the property with space for several vehicles. The detached garage and garden lies to the side.

GROUND FLOOR ACCOMMODATION

The sun room to the front provides a lovely warm welcome to the property; glazed on two sides the room is flooded with natural light and overlooks the courtyard garden. A decorative fireplace provides a pleasant focal point to the room. For those that like to entertain, or equally well suited for every day dining, the dining hall provides lots of space for a large table and chairs. Enjoying plenty of natural light thanks to the glazed doors which open directly into the garden and conveniently located next to the kitchen. The staircase to the upper floor is open off the dining hall with useful under stair and built in storage. Again with outlooks over the garden, the kitchen is fitted with a good range of modern units with ample worktop space and tiled splash backs. Space allows for slot in appliances. Bedroom three is ideal for those that may require a bedroom on the ground floor; a well proportioned double room with window to the front and plenty of space for wardrobes etc. The shower room is conveniently placed next door and is fitted with a modern three piece suite incorporating a large shower cubicle. The utility room provides a useful facility with a Belfast sink and clothes pulley over, plumbing for washing machine and dishwasher. Access into the adjoining workshop.

FIRST FLOOR ACCOMMODATION

The staircase features a glass panel to the side and enjoys plenty of light thanks to the velux over with window below. The landing benefits from excellent built in storage. Boasting twin windows with velux's over, the lounge benefits from a southerly aspect; this light and airy room also features a modern fireplace to one wall which currently houses an electric stove. The master bedroom is a large double room, again with a selection of south facing windows and benefitting from extensive built in storage to one wall. Steps from this room lead into the adjoining study which is a perfect space for those that work from home; peacefully located to the far end of the property with a front facing window, this room would also be equally well suited as a nursery if required. Bedroom two, currently used as a guest bedroom is also a nicely sized double, again with an aspect to the front. The main bathroom benefits from fully tiled walls and a white suite incorporating 'his and hers' wash hand basins, WC, bath and large shower cubicle.

WORKSHOP

The workshop is located in what would have originally been the stable. Currently fitted with a selection of work benches, strip lighting and benefitting from ample

power points. Also benefitting from separate access from the drive, this space provides potential for those that work from home or as it is currently used, for those that enjoy woodwork as a hobby. There could also be scope to incorporate this space into the main home in order to extend the existing accommodation if desired (subject to consents). A further store room lies off the workshop.

MEASUREMENT

Sun Room	4.42m x 2.74m (14'6" x 9'0")
Dining Hall	4.60m x 4.06m (15'1" x 13'4")
Kitchen	4.52m x 2.54m (14'10" x 8'4")
Bedroom Three	4.52m x 3.50m (14'10" x 11'6")
Shower Room	3.10m x 1.14m (10'2" x 3'9")
Utility Room	4.88m x 1.70m (16'0" x 5'7")
Lounge	5.56m x 4.50m (18'3" x 14'9")
Master Bedroom	4.52m x 4.19m (14'10" x 13'9")
Bedroom Two	3.68m x 2.92m (12'1" x 9'7")
Bathroom	3.50m x 1.90m (11'6" x 6'3")
Workshop	4.93m x 4.55m (16'2" x 14'11")
Garage	5.94m x 3.81m (19'6" x 12'6")

GARAGE

A detached garage lies to the side off the driveway. Up and over door to the front and further rear door allowing access from the courtyard garden to the rear area of the garage which is currently divided to provide a potting shed. .

EXTERNAL

A small enclosed courtyard garden lies beyond the garage with access off the drive and access from the dining room. This area of garden enjoys plenty of privacy and is easy to keep, ideal for those looking for some outdoor space without the maintenance of a large garden.

SERVICES

Mains services. Double glazing.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating C

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.