

Upper Coach House



The Upper Coach House  
Duns, TD11 3HR

£800 Per Month



2 bed



1 public



1 bath



Beautifully set in a peaceful location on the outer edge of Duns, this charming upper coach house offers peace and tranquillity with all local amenities within easy reach.

The property features a stylish new kitchen and modern shower room, complemented by fresh, tasteful décor throughout.

Accommodation - Lounge with Dining Area, Kitchen, Two Double Bedrooms and Shower Room

Landlord Registration No. 1254339/355/24062  
EPC - D

LARN2504002



Beautifully set into a peaceful location on the outer edge of Duns, this charming upper coach house offers plenty and peace and tranquillity, and whilst the surroundings feel rural, all local amenities are within easy reach. Having been updated recently to include replacement kitchen and shower room fittings, as well as fresh decor, this is a bright and airy upper villa of good proportions

#### LOCATION

Duns is a charming market town known for its picturesque surroundings and rich history. It offers a peaceful rural lifestyle with easy access to surrounding countryside and coastal attractions.

- **Amenities:** The town boasts a variety of shops, cafes, restaurants, and every day services, including a doctors surgery and pharmacy. It also has a thriving community with regular events and activities.
- **Schooling:** Duns is home to both a primary and secondary school as well as a selection of nursery's and early childcare settings
- **Population:** a population of approximately 2,500, Duns has a close-knit community atmosphere, perfect for families or those seeking a quieter lifestyle.
- **Transport Connections:** The town lies approximately forty miles south east of Edinburgh, with easy access to the A1 allowing easy travel both north and south. Local train connections on the main East Coast rail-line are available at Reston (7 miles) and Berwick-upon-Tweed (12 miles away) Local public transport services allow regular connections to neighbouring towns and villages

#### DIRECTIONS

What3words - ///snitch.automatic.clear

#### ACCOMMODATION SUMMARY

Lounge with Dining Area, Kitchen, Two Double Bedrooms and Shower Room

#### ACCOMMODATION

The main living areas include a particularly spacious lounge with space for dining; commanding a southerly outlook this room is filled with natural light. Leading off is the smartly

upgraded breakfasting kitchen with an open outlook over adjoining fields. A central hall gives access to two restful double bedrooms and modern shower room

#### EXTERNAL

There is one parking space to the front of the property, and whilst no private grounds, the occupants will be permitted access to the grounds of the main property during periods when it is vacant

#### COUNCIL TAX BAND

Band A

#### ENERGY PERFORMANCE RATING

Band D

#### LANDLORD REGISTRATION NUMBER

1254339/355/24062

#### SERVICES

The property is served by mains gas, electricity, water and drainage.

#### ADDITIONAL INFORMATION

Rent £800 per calendar month, plus Council Tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing.

Offered on a Private Residential Tenancy, though a long term let preferred.

No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details. Completing an application form does not guarantee a viewing. Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

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