

LEGAL  
HASTIN & S

TINKERS  
VIEW



Tinkers View, Castle Street

Duns, TD11 3BE

Offers Over £425,000





A unique individually designed detached home located at the entrance to Duns Castle Estate; with pretty walled garden and open views over neighbouring paddocks



Quietly tucked away within a private plot at the entrance to the prestigious Duns Castle Estate, Tinkers View is a truly captivating home that offers far more than first impressions suggest.

Enjoying an exceptional degree of privacy, this unique property reveals a delightful surprise to the rear – a beautifully maintained walled garden. Sheltered, sunny and wonderfully secluded, this hidden gem provides the perfect setting for outdoor entertaining, al fresco dining or simply relaxing in peaceful surroundings.

Inside, the home is equally impressive, showcasing a wealth of clever architectural features that make this home unique. A striking vaulted ceiling enhances the spacious sitting room, while a feature spiral staircase and fully glazed rear elevation create a wonderful sense of light and space. French doors seamlessly connect the principal living areas with the gardens beyond, perfectly blending indoor and outdoor living.

Designed with both everyday living and entertaining in mind, the heart of the home is the generous open-plan sitting and dining room, which flows effortlessly into the well-equipped contemporary kitchen. For more formal occasions or quieter evenings, the beautifully presented lounge offers an elegant retreat, recently redecorated and enjoying lovely views across the neighbouring paddocks from windows on two elevations.

Practicality is equally well catered for, with the former garage thoughtfully converted into a dedicated home office—ideal for modern working requirements. A useful utility room, laundry area and ground-floor cloakroom add further convenience.

The feature spiral staircase gives way to a galleried landing overlooking the sitting room below and framing delightful views across the gardens. Four well-proportioned double bedrooms extend from the landing, each enjoying a pleasant outlook. The principal bedroom benefits from its own en-suite facilities, while the upgraded family shower room serves the remaining bedrooms.

The gardens at Tinkers View are undoubtedly one of the property's standout features. Enclosed by attractive stone walls and with a woodland backdrop, they offer an enviable level of privacy and shelter while capturing the best of the

sunshine throughout the day. Thoughtfully landscaped and beautifully established, the grounds are bursting with colour and interest, featuring manicured lawns, well-stocked borders, a dining terrace and ample space for productive raised vegetable beds.

Positioned towards the upper section of the garden, a charming summerhouse enjoys an elevated vantage point, taking in rooftop views across Duns and beyond to the Cheviot Hills. Combining contemporary, low-maintenance living with an idyllic setting, Tinkers View offers a rare opportunity to enjoy a peaceful lifestyle without compromising on convenience, with the amenities of Duns town centre just a short stroll away.

## 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

## HIGHLIGHTS

- Private and secluded Setting
- Located at the entrance to Duns Castle
- Beautiful Walled Garden
- Striking Architectural Features
- Free Flow Indoor/outdoor access
- A short stroll from the town centre
- Private Driveway Parking

## ACCOMMODATION SUMMARY

Entrance Hall, Open Plan Sitting/Dining Room and Kitchen, Utility, Laundry, Home Office, Cloakroom, Lounge, Master Bedroom with En-Suite Shower Room, Three Further Double Bedrooms and Family Shower Room

## SERVICES

Mains services. Double glazing. Gas central heating

## COUNCIL TAX

Band F

## ENERGY EFFICIENCY

Rating C

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £425,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). 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.



