# 2 The Glebe
# Duns, TD11 3XE

4 bed

1 public

2 bath

Positioned within a rarely available cul de sac location, this deceptively spacious dormer bungalow provides immaculate and contemporary living within a quiet setting

## 2 THE GLEBE

The Glebe is a quiet, well-established cul-de-sac where properties rarely come to the market. Number Two is a particularly deceptive dormer bungalow, offering generous internal proportions, a highly versatile layout and contemporary, low-maintenance living. Equally well suited to families, couples or those looking to relocate to the village, the property is within easy walking distance of local amenities, including the shops and primary school.

Beautifully modernised and upgraded in recent years, the home provides true turnkey accommodation. Excellent natural light flows throughout, while fresh, neutral décor enhances the sense of space and creates a bright, welcoming atmosphere.

The layout has been thoughtfully designed, with the living accommodation clearly separated from the bedrooms. A particularly spacious entrance hall creates an impressive first impression and leads into a light-filled dual-aspect lounge. Despite its generous proportions, this is a wonderfully comfortable and inviting room.

The family dining kitchen can be accessed from both the hall and the lounge, creating an excellent flow for everyday living and entertaining. Beautifully upgraded with an extensive range of contemporary cabinetry, the kitchen enjoys lovely views over the garden, provides ample space for family dining and hosting guests, and opens directly onto the sunny outdoor seating areas. An adjoining utility room and cloakroom with WC add further practicality.

Three of the four bedrooms are situated on the ground floor, each enjoying a pleasant outlook over the colourful gardens. The principal bedroom benefits from excellent built-in storage, direct access to the garden via patio doors, and a beautifully appointed en-suite shower room. Bedrooms two and three are served by the stylish family bathroom.

The converted attic has been designed to make excellent use of the available space. At its centre is a highly versatile seating area, currently providing a peaceful retreat with rear-facing Velux windows, but equally suited as a home office, hobby room or additional family living space. A fourth double bedroom extends from this area, together with a particularly useful store room.

The property's eco credentials have also been significantly enhanced in recent years with the installation of solar panels and battery storage, helping to improve both efficiency and running costs.

Outside, the gardens are a real highlight. Thoughtfully re-landscaped and beautifully established, they provide year-round colour, interest and enjoyment. Well-stocked beds and borders are complemented by meandering pathways and several carefully positioned seating areas, creating a series of inviting outdoor spaces. A productive greenhouse sits beside the paved patio accessed directly from the kitchen, while a further patio behind the double garage is currently home to a hot tub, offering an ideal place to relax and unwind.

## LOCATION

Chirnside is a scenic Berwickshire village, set in an elevated position commanding open views towards The Cheviots in the south.

• Amenities: The village benefits from an excellent range of daily amenities including a local Coop, Newsagents and Post Office, village pub, garage and takeaway.

• Schooling: There is a primary school in the village and Is in the catchment area for Berwickshire High School at nearby Duns

• Population: a population of approximately 1700

• Transport Connections: The village 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 (5 miles) and Berwick-upon-Tweed (10 miles away) Local public transport services provide regular connections to neighbouring towns and villages

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## HIGHLIGHTS

• Quiet cul de sac setting
• Immaculate interiors
• Beautifully landscaped gardens
• Solar panels
• Battery storage
• Converted attic accommodation
• Master bedroom with direct access to gardens
• Double garage

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Cloakroom, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms, Bathroom, Attic Sitting Room.

## SERVICES

Mains water, electricity and drainage. Oil heating. Double glazing.

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Rating D

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £355,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - 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.