



48 Easter Street

Offers Over £200,000

Duns, TD11 3DN



4 bed

2 public

2 bath



An Attractive Period Home In The Heart Of Duns With A Sizeable Woodland Edge Garden, Garage And Multi Car Parking

Lounge, Dining Kitchen, Conservatory, Four Bedrooms (Including Two Attic Rooms), Shower Room And Cloakroom.



Tucked away in the heart of Duns, just a short stroll from the historic Market Square, Easter Street offers a peaceful yet convenient location close to all local amenities.

This charming period property, set in a quiet, established street, combines the best of both worlds—modern convenience and tranquillity. The private gardens, extending to the rear, offer a delightful woodland backdrop, while a generous multi-car driveway to the side provides ample parking and access to a detached garage.

Large windows throughout allow all principal rooms to overlook the beautiful gardens, with particular attention given to the sunny conservatory—a wonderful, relaxing space that seamlessly connects the interior to the outdoors.

Spread across three floors, including two attic rooms, the interiors offer excellent proportions and have been lovingly maintained. While the property is in superb order, there is still potential for personal upgrades and the possibility of extending to suit individual needs.

Ground Floor:

The characterful lounge features a central fireplace with a cosy log-burning stove, providing a perfect focal point for the room. Over the hallway is the well-sized dining kitchen, which flows easily into the conservatory at the rear.

First Floor:

Two large double bedrooms on the first floor offer impressive views of the gardens. Each room benefits from high ceilings and attractive decorative cornicing, adding to the property's charm. A recently modernised shower room and a separate WC add to the floor's practicality. A second staircase extends from Bedroom Two, leading up to two spacious attic rooms—one featuring a large dormer window and the other offering skylights that frame views of the garden, making them perfect for a variety of uses.

Outside:

The beautifully maintained, south-facing gardens enjoy sunshine for much of the day. Thoughtfully landscaped with neat lawns and colourful planted borders, the gardens offer a peaceful and private space. Fully enclosed for privacy, they are ideal for relaxing or entertaining. To the side of the property, double gates open to the multi-car driveway, which leads to the detached garage, a garden store, and several useful outhouses, providing excellent storage options.

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.

HIGHLIGHTS

- Excellent town centre location
- Peaceful and private
- Beautiful woodland edge garden
- Garage and multi car parking
- Opportunities for simple upgrading
- Space for extension

ACCOMMODATION SUMMARY

Lounge, Dining Kitchen, Conservatory, Four Bedrooms (including two attic rooms), Shower Room and Cloakroom.

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

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 or requested by email 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 £200,000 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. 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.