



1, The Glebe

Offers Over £180,000

Gavinton, TD11 3QU



A Desirable Bungalow Set Into An Established Corner Plot In A Sought After Village Close To Duns  
Entrance Vestibule, Hall, Lounge, Dining Kitchen, Rear Hall With Store, Three Double Bedrooms And Bathroom. Two Outhouses Including One Used As A Utility Space. Private Parking



Occupying a private corner plot in a peaceful village setting, 1 The Glebe is a desirable semi-detached bungalow just a mile from Duns, offering the perfect balance of tranquillity and convenience.

Upgraded by the current owners, the property provides well-proportioned, turnkey accommodation ideal for families, downsizers, or anyone seeking village life.

The generous wraparound gardens are a real highlight. Larger than average thanks to the corner plot, they have been thoughtfully landscaped to create a private, enclosed outdoor space with two useful stores, a large 10ft x 20ft workshop, and gated private parking with an additional space beyond.

Inside, the bright, south-facing lounge enjoys an abundance of natural light and flows into the recently upgraded kitchen, which overlooks the rear garden. The kitchen offers ample dining space, access to a walk-in store, and a door opening directly onto the garden.

Three double bedrooms are situated off the hallway, each enjoying a different garden aspect, and are served by a well-appointed bathroom with an electric shower over the bath.

## LOCATION

Gavinton has its own distinct character with real village charm and community spirit with the modern village hall a focus for village activities. Set back from the main Duns to Greenlaw road which skirts round the village benefiting from a quiet location against the backdrop of the Lammermuir Hills and wooded countryside and within two miles of the beautiful Borders market town of Duns with its quality shops and other facilities including the state of the art Berwickshire High School, Primary School, Swimming Pool, 18 hole Golf Course, Duns Castle Estate and Country Park. The Berwickshire coastline and the mainline station at Berwick upon Tweed is some 15 miles distant and Edinburgh within an hour by car. What3words ///sheet.madder.disgraced

## HIGHLIGHTS

- Desirable village setting
- Private and established corner plot
- Larger than average garden
- Private off street parking
- Good internal proportions
- Excellent storage

## ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Dining Kitchen, Rear Hall with Store, Three Double Bedrooms and Bathroom. Two Outhouses Including One Used as a Utility Space

## SERVICES

Mains serviced. Double glazing Gas Central heating

## ADDITIONAL INFORMATION

The property is of Orlit construction

## COUNCIL TAX

Band B

## 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](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 6 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £180,000 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.