



11 Station Avenue

Offers Over £195,000

Duns, TD11 3HW



3 bed

2 public

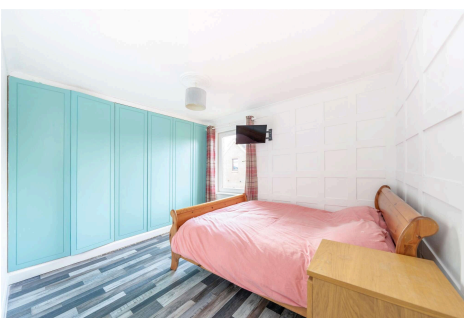
2 bath



An Exceptional Family Home, In A Sought After Cul De Sac Position; Smartly Upgraded And Extended

Entrance Hall, Lounge, Family Room, Kitchen, Cloakroom, Three Bedrooms And Bathroom. Garden. Off Street Parking





Station Avenue is a sought after cul de sac position towards the edge of Duns, benefitting from easy access to the town centre, local schools and within close proximity to Duns park.

This semi-detached home has been cleverly extended to the rear, creating wonderful open plan living spaces and capitalising on the sunny south facing aspect. Having been upgraded and modernised throughout, this home is available in move in condition.

A perfect choice for those seeking a family home in the town, a very smart downsize or enviable first time purchase. The ground floor flows nicely with the principal rooms enjoying an open plan layout; a homely lounge links to the light-filled family room with vaulted ceiling and log burning stove, and in turn the contemporary and well-appointed kitchen. The third bedroom lies off the hallway opposite a very useful cloakroom with WC. A large cupboard lies next to the WC, with some other properties in the area having used this space to create a downstairs shower room.

Two large double bedrooms extend off the first floor landing, each with good built in storage, plus a large family bathroom complete with bath and separate shower cubicle.

The interiors link to the garden space via the family room; professionally landscaped and designed for easy maintenance, the sunny gardens are largely laid with paving; a perfect spot for summer dining and a secure environment for young family.

Gated access to the side of the property provides private parking for two or three vehicles.

## 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

What3words ///munch.hairpin.readily

## HIGHLIGHTS

- Cleverly Extended
- Smartly Upgraded
- Open Plan Living
- Three Bedrooms
- Bathroom and Scope to create a Shower Room
- Private Off Street Parking
- Professionally Landscaped Gardens

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Room, Kitchen, Cloakroom, Three Bedrooms and Bathroom

## SERVICES

Mains water, electricity and drainage. Double Glazing. Oil Central Heating

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £195,000 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.