

LEGAL
HASTIN & S



Osborne Todlaw Road
Duns, TD11 3EW



Osborne; a pretty detached dwelling occupying a peaceful setting in one of Duns' most sought after streets; presenting a rare opportunity for a buyer to modernise and upgrade to create their own wonderful forever home



Todlaw Road is widely regarded as one of Duns' most sought-after addresses—a quiet, leafy lane where properties rarely come to market. Enjoying a peaceful setting yet within easy reach of the town centre, play park and local amenities, the property is ideally suited to families and those seeking both convenience and tranquillity.

This attractive detached home offers generous proportions and a practical, well-balanced layout characteristic of the era. Occupying a substantial plot, the property is complemented by charming, established gardens which lie predominantly to the front, enjoying a sunny south-facing aspect. Lovingly maintained and well stocked over many years, the gardens present a wonderful opportunity for further landscaping.

Internally, the property provides an excellent foundation with significant scope for modernisation and personalisation. The spacious existing layout offers flexibility, with clear potential to reconfigure in line with contemporary open-plan living, if desired. In addition, the extensive attic, already floored, offers exciting possibilities for conversion, subject to the necessary consents.

Having been a much-loved home for many years, the interiors now present a true blank canvas, allowing a purchaser to create a bespoke home tailored to their own style—an increasingly rare opportunity in such a desirable location.

The ground floor accommodation is both practical and well-proportioned, with two bright reception rooms positioned to either side of the entrance hall. These include a generous dual-aspect sitting room with feature fireplace, and a formal dining room or family room with an attractive bay window. To the rear lies a traditional kitchen, along with a rear hall/utility area with a walk-in pantry and a useful ground floor WC.

A turned staircase with large sash window over, leads to the first-floor landing, off which are three well-sized double bedrooms and a fourth single bedroom or home office. These are served by the family bathroom. Access to the impressive attic space is also available from the landing.

Externally, the property further benefits from a private gated driveway, a detached single garage, and a useful external store, in addition to the mature gardens and summer house.

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

///thinnest.sponge.swaps

HIGHLIGHTS

- A highly sought after location offering both convenience and tranquillity
- Generous proportions, a well-balanced layout, and a substantial south-facing garden plot.
- Significant potential for modernisation and reconfiguration, including scope for large attic conversion (subject to consents)
- Flexible and spacious accommodation

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Sitting Room, Dining Room, Kitchen, Rear Hall/Utility, Cloakroom, Three Double Bedrooms, Fourth Single Bedroom/Home Office, Family Bathroom and Large Floored Attic. Detached Garage and External Store.

SERVICES

Mains services. Gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating E

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 £320,000 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.