



69 Hawthorn Bank

Offers Over £160,000

Duns, TD11 3HL



3 bed



3 public



2 bath

An Excellent First Time Or Family Home Set To The Edge Of This Popular Residential Area With Private Gardens And Woodland Backdrop

Entrance Hall, Lounge, Dining Kitchen, Conservatory, Three Double Bedrooms, Bathroom, Cloakroom, Box Room And Store Room.



Set within a quiet corner of this popular residential area, 69 Hawthorn Bank offers an excellent opportunity for first-time buyers or those looking for an affordable family home with easy access to all of the towns amenities.

Known for their generous proportions, homes of this style provide plenty of space both inside and out. This property benefits from a spacious interior and a particularly private rear garden with a pleasant woodland backdrop.

The property has been well maintained and is presented in good order throughout, while offering buyers the opportunity to update and personalise the décor to their own taste. The layout is both practical and flexible, with bedroom and bathroom facilities on both floors. Large windows allow for plenty of natural light throughout.

The lounge enjoys an open outlook over the cul-de-sac to the front, while the dining kitchen overlooks the private rear garden. A conservatory sits off the kitchen, providing an additional reception space with direct access to the garden. The ground floor also includes one of the three bedrooms, the family bathroom and a large walk-in store.

Upstairs, both double bedrooms benefit from excellent built-in storage, while the box room offers useful additional space for a home office, nursery or storage. A cloakroom with WC and wash hand basin completes the upper floor.

The gardens have been well cared for and provide a private, secure setting ideal for families. They include lawned areas, planted borders and vegetable beds, along with excellent outdoor storage thanks to a large shed/workshop positioned in one corner of the garden.

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 ///skewing.milk.soda

HIGHLIGHTS

- Quiet corner setting
- Private woodland edge gardens
- Good internal proportions
- Easy opportunities for cosmetic upgrades
- Perfect first time home
- Excellent family home

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Conservatory, Three Double Bedrooms, Bathroom, Cloakroom, Box Room and Store Room.

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating. There is a mains gas supply in the area for those who may wish to look at upgrading the heating.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

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

MARKETING POLICY

Offers over £160,000 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.