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The Blue House, Castle Street

Duns, TD11 3DG

Offers Over £340,000





Aptly named, The Blue House provides a host of meticulously maintained accommodation and a most beautiful walled private rear garden



Beyond the colourful façade lies a home of meticulous presentation, generous room proportions and a fabulous walled rear garden.

Having been impeccably well maintained and much loved by the current owner, this home gives a warm and welcoming ambience from the minute you enter. Sympathetically modernised to create contemporary easy living without sacrificing any of the period charm. The internal layout which extends over three floors offers a great degree of flexibility to suit a range of buyers.

The ground floor hosts super entertaining and living spaces including the very well appointed dining kitchen; the kitchen to the rear overlooking the garden has been tastefully modernised whilst the dining area to the front provides a more traditional space with striking wall panelling. Leading off is the main sitting room; a light filled space with dual aspect windows, pretty cornicing and a cosy log burning stove. A most successful garden room extension to the rear features a glazed cupola skylight which floods this area with light. A sunny and relaxing space which allows effortless free flow access to the gardens. Excellent storage in this area includes a utility cupboard with plumbing for washing machine, and a further cloak storage space. For further convenience a smart wet room with WC, wash hand basin, shower and wet wall panelling extends off.

At first floor level, the current owner has a drawing room which again features windows to the front and rear plus a log burning stove. A valuable extra living space but with equal appeal as an impressive master bedroom if preferred. Another sizeable double bedroom lies along the hall together with a home office/single bedroom and a large family bathroom

The second floor hosts two further large double bedrooms, each with a dormer window to the front commanding a super roof top view of the town and finally a central store room provides a great facility as a dressing room.

The location on Castle Street enables easy access to the town centre amenities as well as the estate grounds, woodland walks and stunning

scenery. It is rare for a property in such a convenient location to boast such an impressive garden. Nestled to the back of the property, the walled garden basks in sun all day long. With a distinct continental influence and landscaped to provide an array of colour and interest including manicured lawns, well stocked beds, rockeries and strategically placed seating areas to catch the sun throughout the day. Affectionately referred to as 'The Barn' a large outhouse provides great workshop space, garden storage and an additional utility area. A gate from the rear of the property gives access to/from the street.

### 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.com/stripped.skill.bluff](http://What3words.com/stripped.skill.bluff)

### HIGHLIGHTS

- Impeccable interior presentation
- Sun trap walled garden
- Flexible layout
- Choice of living spaces
- Useful outhouse

### ACCOMMODATION SUMMARY

Dining Kitchen, Sitting Room, Reading Area/Utility, Shower Room, Drawing Room/Bedroom Three Double Bedrooms, Study/Bedroom Four, Dressing/Store Room and Bathroom

### SERVICES

Mains services. Gas central heating. Partial double glazing

### COUNCIL TAX

Band C

### ENERGY EFFICIENCY

Rating D

### TENURE

Freehold

### VIEWING

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

### MARKETING POLICY

Offers over £340,000 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.



