

HASTIN^{LEGAL}&S



The Hawthorns

Currie Street, Duns, TD11 3DL

Offers Over £385,000





An intriguing property that offers something increasingly difficult to find - the convenience of a central town location combined with an exceptional sense of privacy, space and seclusion. For those with vision, The Hawthorns offers a renovation opportunity with the chance to breathe new life into a substantial period property and create a wonderful home in a surprisingly private town-centre setting



A rare opportunity to acquire a substantial period property in the heart of Duns, enjoying a remarkably private and secluded setting, extensive established gardens and grounds, and excellent potential for renovation and enhancement.

Tucked away just off the town centre, The Hawthorns offers a wonderful combination of convenience, privacy and space, with local amenities within easy walking distance. The traditional stone property provides generous and versatile accommodation, complemented by extensive gardens and a number of outbuildings.

The house retains considerable character and period charm, with attractive stonework, generous proportions and a number of original features. While requiring a comprehensive programme of refurbishment, all the foundations are there for those with the vision to restore, remodel and create a highly individual family home. The extensive accommodation provides flexibility for modern family living, with scope to reconfigure the existing layout and strengthen the connection between the house and its impressive garden grounds.

The setting is undoubtedly one of the property's greatest assets. Centrally located yet remarkably secluded, the extensive gardens provide a peaceful and private backdrop, offering ample space for gardening, entertaining, recreation and outdoor living. There is considerable scope for a new owner to further develop and personalise the grounds.

The Hawthorns brings together location, space, character and potential in a way rarely found in a town-centre property. For buyers seeking a renovation project with genuine lifestyle appeal, it offers an exciting opportunity to create a wonderful long-term home while retaining the character and qualities that make this property so special

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 ///outlawing.enormous.hounded

HIGHLIGHTS

- Extensive, established garden plot
- Hidden away town centre location
- Distinguished period building
- Exciting renovation opportunity
- Endless potential
- Sizeable and versatile interiors
- Original period charm

ACCOMMODATION SUMMARY

Entrance Lobby, Large Open Plan Kitchen/Dining/Family Room, Shower Room, Family Room/Dining Room, Drawing Room, Utility Room, Family Bathroom and Four Double Bedrooms - One with Staircase to Attic Room/Studio. Private Parking. Extensive Ground, Range of Outbuildings/External Stores.

SERVICES

Mains services. Gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

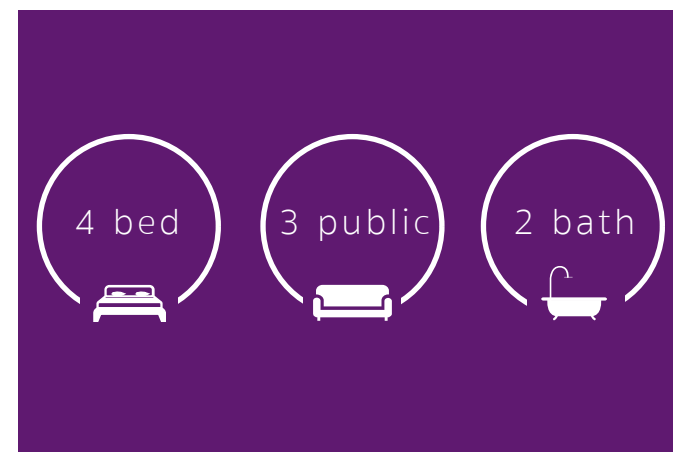
VIEWING & HOME REPORT

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 or requested by email 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.

PRICE & MARKETING POLICY

Offers over £385,000 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.





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