



6 Tannage Brae

Offers Over £170,000

Duns, TD11 3EA



3 bed

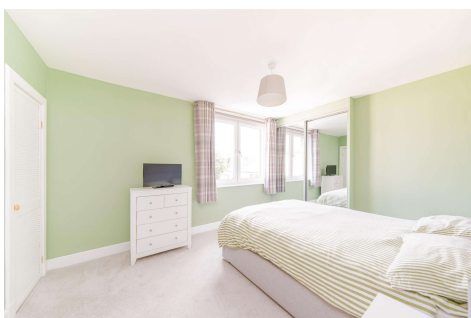
1 public

1 bath



A Fantastic Family Home With Sizeable Garden And Space For Further Extension, In A Small Cul De Sac Location Close To The Town Centre

Lounge, Rear Hall, Kitchen, Bathroom And Three Double Bedrooms



Positioned just a short distance from the town centre, Tannage Brae is a small cul de sac with number 6 occupying a large corner plot. With a sizeable rear garden and off street parking, this semi-detached home offers good internal proportions including three spacious double bedrooms.

Well-presented throughout in contemporary style, including a smartly upgraded bathroom, the property is available in move in condition, with no onward chain and presents an excellent opportunity for first time buyers or those seeking a family home with easy access to the town's amenities and local schools.

With an open aspect over the cul se sac to the front, the lounge is a great size with large windows affording plenty of natural light. A rear hall extends to the well-appointed kitchen which overlooks the garden, and the contemporary bathroom complete with wet wall panelling and a shower over the bath. Usefully there is also a large storage cupboard and rear door giving easy access to the gardens and private parking beyond.

The first floor hosts three light and airy double bedrooms; two to the rear enjoying an aspect over the gardens whilst the master bedroom to the front features contemporary wall panelling and benefits from excellent built in storage.

Externally, a private drive extends to the side of the property with the large fully enclosed garden extending beyond. Well presented with neat sections of lawn, gravelled areas and a sunny dining patio. There is ample room to grow produce or landscape further if desired. Due to the larger than average garden, the property also offers lots of space and opportunities for further extension if desired, subject to consents.

LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant.

HIGHLIGHTS

- Large corner plot
- Small cul de sac setting
- Close to the town centre
- Three spacious double bedrooms
- Contemporary décor
- Scope and space for further extension

ACCOMMODATION SUMMARY

Lounge, Rear Hall, Kitchen, Bathroom and Three Double Bedrooms

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

ADDITIONAL INFORMATION

The garden shed, greenhouse, fridge freezer and dishwasher will be included in the sale. New fitted window blinds can be available by separate negotiation

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 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.

MARKETING POLICY

Offers over £170,000 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.