



3/18 Bridgend, Duns, TD11 3ER



Offers Over £77,500

- Stone-Built Maisonette
- Breakfasting Kitchen
- Large Utility & Storage Cupboard
- Single Bedroom
- Double Glazed Windows
- Spacious Living Room
- Bathroom
- Double Bedroom
- Gas Central Heating
- Garden Area / Plot

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



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#### LOCATION:

Situated in close proximity to the town centre of Duns. Duns has a good selection of shops, restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, rugby club, football club, bowling club and gym. Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west which both offer rail links to Edinburgh, the line from Berwick being the main East Coast Line. There is a good bus service to both Berwick and Galashiels as well as other local destinations. By car, Edinburgh is approx. 49 miles, with Newcastle to the South being approx. 77 miles. Both these cities offer excellent airport facilities.

#### DESCRIPTION:

A quirky maisonette which has been priced to sell in its current condition. The property is within a substantial stone building comprising four flats and is set well back from the main road. The main entrance door gives direct access with a winder stair up to the first floor, featuring a long stairwell window providing an abundance of light. This spacious property has a dining/kitchen, lounge with a wood-burning stove, large utility cupboard, and bathroom on the first floor. The second floor has a large double bedroom and a single bedroom, as well as a large airing cupboard. This two-bedroom flat also benefits from gas central heating, spacious rooms, and double-glazed windows. This property would make an ideal starter home or investment property, and viewing is highly recommended.

#### EXTERNALLY:

The property is set back from the public road with access via the shared driveway. Set away from the property is a small garden plot.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage.

#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- GROUND FLOOR ENTRANCE (1.20M X 0.98M)
- HALLWAY (4.10M X 1.04M)
- LIVING ROOM (4.65M X 3.90M)
- BATHROOM (3.14M X 2.08M)
- BEDROOM 2 (3.14M X 2.33M)
- FIRST FLOOR LANDING (1.46M X 1.05M)
- BREAKFASTING KITCHEN (3.61M X 3.36M)
- UTILITY CUPBOARD (4.10M X 1.20M)
- SECOND FLOOR HALL (L-SHAPED)
- BEDROOM 1 (4.58M X 3.67M) at widest

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