



12 Gourlay's Wynd, Duns, TD11 3AZ



Offers Over £195,000

- Bright & Spacious Maisonette
- Living Room & Kitchen / Diner
- Ensuite Bathroom
- Double Glazing
- First Floor Level Garden
- 3 Bedrooms
- Shower Room
- Good Decorative Order
- Gas Central Heating
- South Facing Veranda



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viewing this property?

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### LOCATION:

Situated on a quiet street in close proximity to the town centre of Duns, which has a good selection of shops, restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, gym and rugby, football and bowling club. Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west. Both these towns 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:

An unassuming maisonette from the street, this cleverly designed home reveals a truly surprising interior. The property benefits from its own private entrance, opening into a spacious vaulted hallway with a galleried landing above. Velux rooflights flood this impressive space with natural light, creating an immediate sense of openness. The generous yet cosy living room flows seamlessly into the kitchen/dining area, where French doors open directly onto a patio. Beyond this, the garden is positioned at first-floor level, ingeniously creating the feel of a house rather than a maisonette. Also on this level is a well-proportioned double bedroom, a large shower room with a high ceiling and Velux rooflight, and a spacious under-stairs cupboard providing excellent storage. Upstairs, the galleried landing leads to a smaller bedroom with built-in wardrobes and an impressive principal bedroom. This in turn connects to a bright en-suite bathroom featuring a Velux rooflight and a distinctive porthole-style round window. The property further benefits from double glazing, gas central heating, and is presented in good, clean decorative order. While some of the décor is bold, it offers an excellent opportunity for a new owner to personalise and make their own mark.

### EXTERNALLY:

The property is accessed via a pedestrian vennel directly from Gourley's Wynd. Private steps lead up to a covered veranda and the main entrance door, creating a private and welcoming approach. To the rear, there is a generous garden, predominantly laid to lawn, with direct access from the kitchen/dining area via patio doors at first-floor level, further enhancing the feel of a house rather than a maisonette. The garden also features a shed and a summer house positioned towards the far end, providing useful storage and additional outdoor space to enjoy.

### SERVICES:

Mains Electric, Gas, Water & Drainage.



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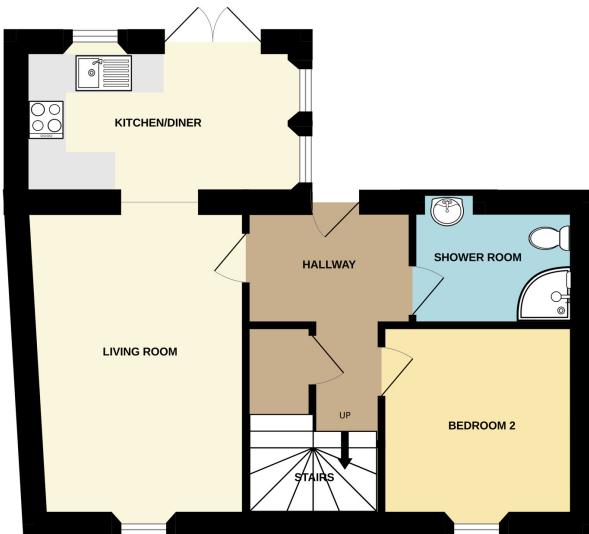
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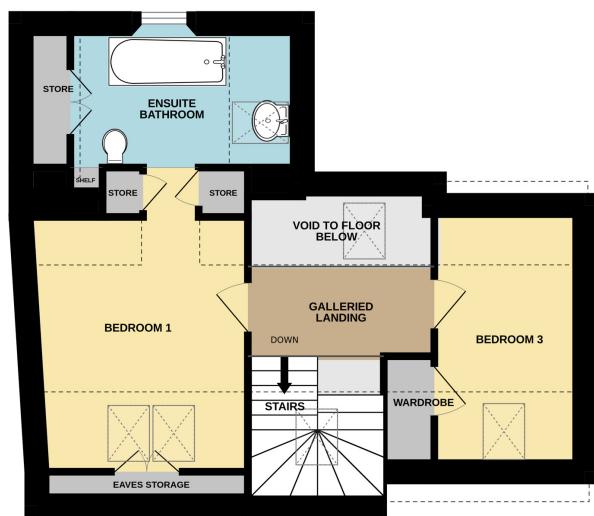
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## FLOOR PLAN:

FIRST FLOOR



1ST FLOOR



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:

- ENTRANCE HALL (2.62M X 1.90M)
- KITCHEN / DINER (4.40M X 2.51M)
- CORRIDOR AREA (2.24M X 0.95M)
- GALLERIED LANDING (2.70M X 1.54M)
- EN-SUITE BATHROOM (2.86M X 2.60M)
- BEDROOM 3 (3.62M X 2.40M) not including wardrobe
- LIVING ROOM (5.13M X 3.97M) at widest
- SHOWER ROOM (2.42M X 2.25M) at widest
- BEDROOM 2 (3.17M X 3.15M)
- BEDROOM 1 (4.25M X 3.82M) at widest
- EAVES STORE (2.60M X 0.58M)

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#### 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  
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