

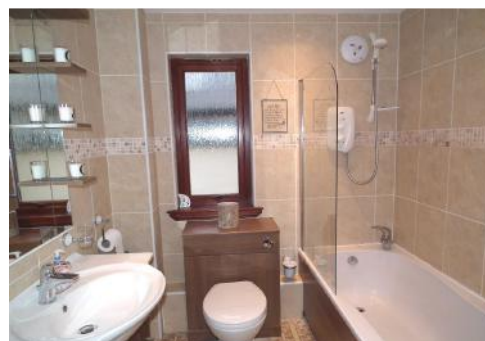
# J.D. Clark & Allan W.S.

## Solicitors and Estate Agents

Tolbooth House  
Market Square  
Duns  
TD11 3DR

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## **DUNS, Sairawell Cottage, Blinkbonnie Lane, TD11 3AX** **Offers Around £200,000 are invited**

Tucked away just off the town's Market Square, this attractive, detached property is truly a hidden gem enjoying the best of both worlds with a peaceful location yet only a few yards from the town centre and its amenities. Built in 2009 the property provides spacious, immaculately presented accommodation laid out over two floors offering a flexible layout enabling it to be adapted to suit individual requirements. The accommodation currently comprises:- **Ground Floor:** Hall with large understair storage cupboard, Sitting Room, Dining Kitchen, 2 double Bedrooms and Bathroom; **First Floor:** Master Bedroom with en-suite Shower Room and walk-in storage cupboard. Recessed spotlights throughout create a bright and modern feel and, as one would expect, double glazing and gas central heating are installed. The enclosed, low maintenance garden ground surrounding the property provides excellent scope for soft landscaping thus enabling the purchaser to create a garden of their own style. Viewing of this property is highly recommended to fully appreciate its potential.

Duns is a small town with a population of around 2,625 in a lovely rural area at the foot of the Lammermuir Hills. The town has excellent shopping, recreational and educational facilities for its size, the latter having been greatly enhanced by the opening of its new secondary school in February, 2009. The tranquil surroundings of Duns Castle Nature Reserve lie to the north of the town. Duns lies approximately 15 miles from Berwick-upon-Tweed, with its mainline railway station, 17 miles from Kelso and 45 miles from Edinburgh.

**See our website: [www.jdca.co.uk](http://www.jdca.co.uk)**

**ACCOMMODATION  
GROUND FLOOR**

**HALL – 5.83m x 4.40m at longest and widest**

The partly glazed front door with glazed side panel accesses a spacious, L-shaped hallway with stairs to first floor, large understair cupboard, smoke alarm, radiator, central heating thermostat and 4 x 13 amp power points.

**SITTING ROOM – 5.03m x 4.06m at widest**

A bright, well proportioned room with south facing window and west facing patio doors both fitted with vertical blinds. TV aerial connection and telephone point. Radiator and 8 x 13 amp power points.

**KITCHEN – 4.05m x 2.95m**

A well presented, fully tiled kitchen with two south facing windows fitted with vertical blinds and partly glazed door to rear garden. A range of cream coloured base and wall mounted units with under-unit lighting provide excellent storage and work surfaces. Stainless steel 1½ bowl sink with single drainer and mixer tap. Built-in four ring gas hob and electric oven with stainless steel cooker hood over. Integrated dishwasher, automatic washing machine and fridge/freezer. Vinyl tiled flooring. Radiator, 7 x 13 amp power points and other appliance points.

**BEDROOM 2 – 3.58m x 2.95m**

A well proportioned room with large side facing window fitted with vertical blinds. Telephone point, radiator and 4 x 13 amp power points.

**BEDROOM 3/STUDY – 3.01m x 2.43m**

Another double bedroom with side facing window fitted with vertical blinds. Telephone point, radiator and 6 x 13 amp power points.

**BATHROOM – 2.03m x 1.98m**

A very attractive, fully tiled bathroom with front facing window. White three piece suite comprising bath with electric shower and screen over, concealed cistern WC and vanity wash-hand basin with mirror and decorative shelving unit over. Shaver point, extractor fan and radiator.

**FIRST FLOOR  
LANDING**

The stairs from the hall turn to the first floor landing. A Velux window over the stair provides ample natural light. A small hatch to the side accesses a loft storage area. Radiator.

**MASTER BEDROOM – 5.40m x 3.64m at longest and widest**

A bright and spacious room with partly combed ceiling and large side facing dormer window fitted with vertical blinds. TV aerial connection, telephone point, radiator and 6 x 13 amp power points. A large walk-in storage cupboard with internal light houses the gas central heating boiler.

**EN-SUITE SHOWER ROOM – 2.31m x 2.06m**

Another well presented, fully tiled bathroom, this with front facing window and white three piece suite comprising corner shower cubicle fitted with electric shower, concealed cistern WC and vanity wash-hand basin with illuminated mirror over. Extractor fan and radiator.

**OUTSIDE  
GARDEN**

The property is surrounded by a low maintenance garden ground which is fully enclosed and mainly laid to gravel with areas of decorative paving and grass with a 900 year old well providing an interesting feature. External security lighting is fitted to all sides of the property.

**EXTRAS**

All floor coverings and blinds are included in the sale.

**COUNCIL TAX**

The property is in Band E.

**ENERGY EFFICIENCY RATING C.**

**SERVICES**

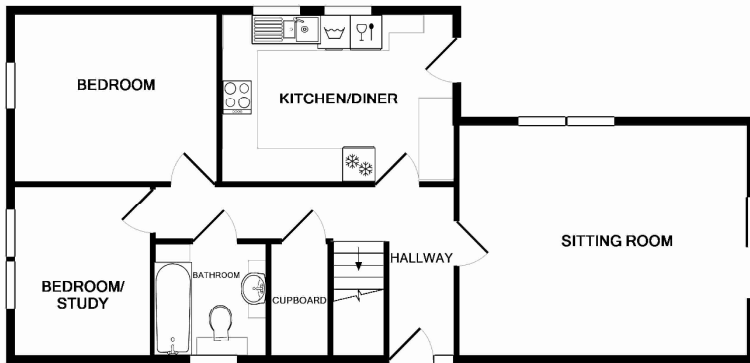
The property is served by mains gas, electricity, water and drainage. There is a telephone connection.

**VIEWING**

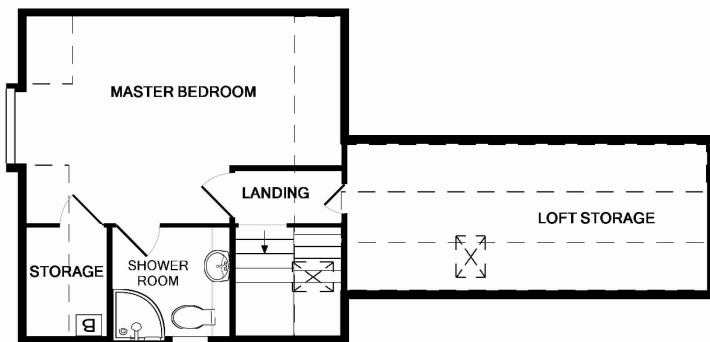
Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

**OFFERS**

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.



GROUND FLOOR



1ST FLOOR



**NOTE**

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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