

# J D Clark & Allan, WS

Solicitors and Estate Agents

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**DUNS The Old Bakery, Willis Wynd, TD11 3AD**  
**Offers Over £275,000 are invited**



## DESCRIPTION

The Old Bakery offers a rare opportunity to acquire a hidden gem in a secluded central position, just a short walk away from the town centre and public park. This detached family home offers spacious accommodation with a mature garden to the front and side. The recent addition of an additional bedroom offers flexible living options. The bright, well proportioned accommodation comprises:- Porch/Conservatory, spacious Hall/Breakfasting Room, Lounge with Dining Area/Study to the rear, Kitchen, Utility Room, Bathroom, Shower Room 3 Bedrooms and an additional sitting room/guest room. The property benefits from solar panels, gas central heating, multi-fuel stove in the Lounge and double glazing throughout.

## LOCATION

Centred around an attractive market square, the former market town of Duns enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by a state of the art secondary school and newly refurbished primary school while the recently enhanced Volunteer Hall provides an excellent venue for many community activities. Local attractions include the newly extended and refurbished Jim Clark Motorsport Museum, housing over 100 trophies and memorabilia from the life of the world famous racing driver and the magnificent Manderston House which boasts the only silver staircase in the world and a marble dairy. Pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well provided for with a fine 18 hole golf course, swimming pool and tennis courts. More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed which also has a mainline railway station (15 miles) and Kelso (approximately 19 miles).

## ACCOMMODATION

The Porch/Conservatory leads into a spacious Hallway, which has previously been used as a dining area. Doors from the hallway lead to the kitchen, lounge and utility room/bathroom. The hallway and lounge benefit from bamboo flooring. The kitchen offers a range of wall and base units, a large range with double electric oven, gas hobs and hot plate, one and a half sink and drainer and plumbing for a dishwasher. The dual aspect windows offer plenty of natural light. A lobby off the kitchen provides access to the garden via an external door. The bright lounge has a large window to the front, offering beautiful garden views whilst the multi-fuel stove with wooden mantle provides a welcoming feature to the room. To the rear of the lounge, through double 15 pane glazed doors, lies an additional area which is currently used as an office, but would work well as a dining area. A sun tube augments natural light into the room. The utility room, which leads into the bathroom, is also accessed from the hallway. Here you will find plumbing for a washing machine and the solar panel meter. The bathroom is fitted with a three piece suite and vanity unit comprising wash-hand basin, WC, juczzi bath with mixer shower and a range of cupboards. Returning to the hallway, the staircase leads to the first floor landing, with recess area and 2 large storage cupboards. The master bedroom has front facing windows, overlooking the garden. The second bedroom, which also faces to the front, benefits from a small built in wardrobe. The second sitting room/guest room has access to a small patio area to the rear of the property and leads through to the bright, front facing third bedroom, which has been recently added to the property. A modern shower room with mixer shower, fitted vanity unit with wash-hand basin and WC is accessed from the top landing.



## OUTSIDE

The property is accessed via a wooden gate, with a pathway leading through the garden to the front of the property. The tiered garden houses a large range of mature shrubs and bushes, with a picturesque garden pond and seating area. A summer house sits to the side of a small orchard, with various fruit trees. Raised vegetable patches offer the opportunity to grow your own vegetables. A pathway leads to the side of the property, with an outbuilding to the rear, which houses the gas boiler. There is also off street parking for 2 cars.

## COUNCIL TAX

The property is in Band E. Amount payable 2022/23 is £2,281.69.

## ENERGY EFFICIENCY RATING C

## SERVICES

The property is served by mains gas, electricity, water and drainage. There is a telephone connection. The property has 9 solar panels. Information regarding the feed in tariffs will be provided.

## VIEWING

Viewing is highly recommended but strictly by appointment through the Selling Solicitors.

## EXTRAS

All blinds, light fittings and floor coverings are included in the sale.

## 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.

## NOTE

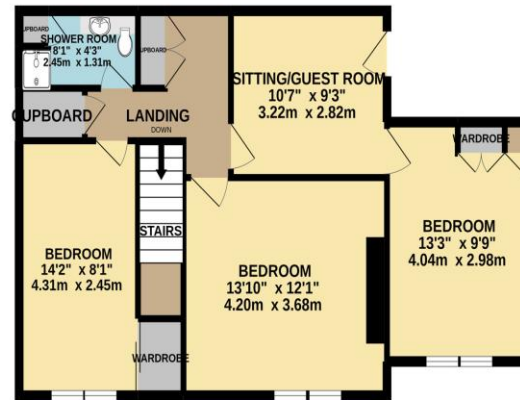
These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.



GROUND 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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