



For Sale

20 Hawthorn Bank

Duns, Scottish Borders, TD11 3HH

**Edwin
Thompson**



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20 Hawthorn Bank is a semi-detached, 4 bedroom property in a sought-after location in Duns for those wanting to buy their forever family home. The property is spacious with ample storage throughout. It benefits from substantially sized private garden to the rear.

Offers Over £150,000

Accommodation Currently Comprises:

Ground Floor: Entrance Porch, hall, Large Lounge, Kitchen/diner, Double Bedroom and Shower Room.

First Floor: Two Double Bedrooms, Single Bedroom and Shower Room

Distances: Edinburgh 45 miles, Newcastle 48 miles, Berwick Upon Tweed 18 miles (All distances are approximate).

Situation

Number 20 is situated on the cul-de-sac of Hawthorn Bank, which is very popular with families. The property has a safe and private feel with it being set back from the road. There is off road parking available a short walk along the path. Duns is the county town of Berwickshire serving a relatively wide rural hinterland. The town itself has a relatively small population of around 2,750 according to the 2016 Mid Year Population Estimates. It is a traditional market town providing good range of local facilities and services including primary and secondary schooling, a variety of independent shops, banking services, public houses, restaurants, veterinary surgery, police station, garden centre,

library, fire station, council and housing association offices. The area boasts a range of attractions including Duns Castle, a number of stately homes, the annual Common Riding and the Jim Clark Museum. The surrounding countryside including the Lammermuir Hills provides some spectacular scenery and some excellent terrain for a range of outdoor pursuits. Other recreational facilities in the area include a swimming pool, a gym, and adjoining children's play centre and golf driving range, 18-hole golf course, squash courts, all weather astro-surface pitches and a range of sports clubs.

On a broader note, the Scottish Borders offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its' spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, a move to the Scottish Borders really could be the best move of your life.



Description

A semi-detached, 4 bedroom property in a sought after cul-de-sac in Duns. It has a gable ended pitched roof clad in tile with UPVC rainwater goods. The windows are double glazed in good condition. The property has many beneficial features. Externally, the secluded rear garden which wraps round to the side of the property, giving access from the front as well as through the rear door in the kitchen. The garden has a patio area from the rear door with plenty space to have a seating area, extending the living space outdoors, there is also a decked area with the remainder of the garden being laid to lawn. Internally, the décor is done to a high standard throughout with mostly neutral colours. The kitchen has been renovated to a high standard with modern style worktops and décor. The living room is bright and spacious with the full length large window being the key feature in the room, letting in floods of light. The layout of the property is perfect for a family home for life, with the downstairs bedroom and shower room available for people to grow old together in this home.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the sale price.

Services

Mains water, electricity and drainage.

Local Authority

Scottish Borders Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel 01835 824000.

Rights, Easements & Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The property is sold subject to the rights of public access under The Land Reform (Scotland) Act 2003. The Purchasers will be held to have satisfied themselves on all such matters.

Statutory Designations

There are no known special landscape designations, scheduled monuments, listings or other prejudicial notifications affecting the property. There are not understood to be any Environmental Schemes in place.

Method of Sale

The property is offered for sale with Vacant Possession by Private Treaty. Entry as agreed between the parties.

Offers

Offers in Scottish Legal Form should be submitted to Scottish Borders Council and Edwin Thompson Galashiels.

A closing date for offers may be fixed and interested parties are advised to register their interest with the Selling Agents. The Vendors shall not be bound to accept the highest or indeed any offer.

Viewing

Strictly by appointment with the Selling Agent
Particulars Prepared November 2022

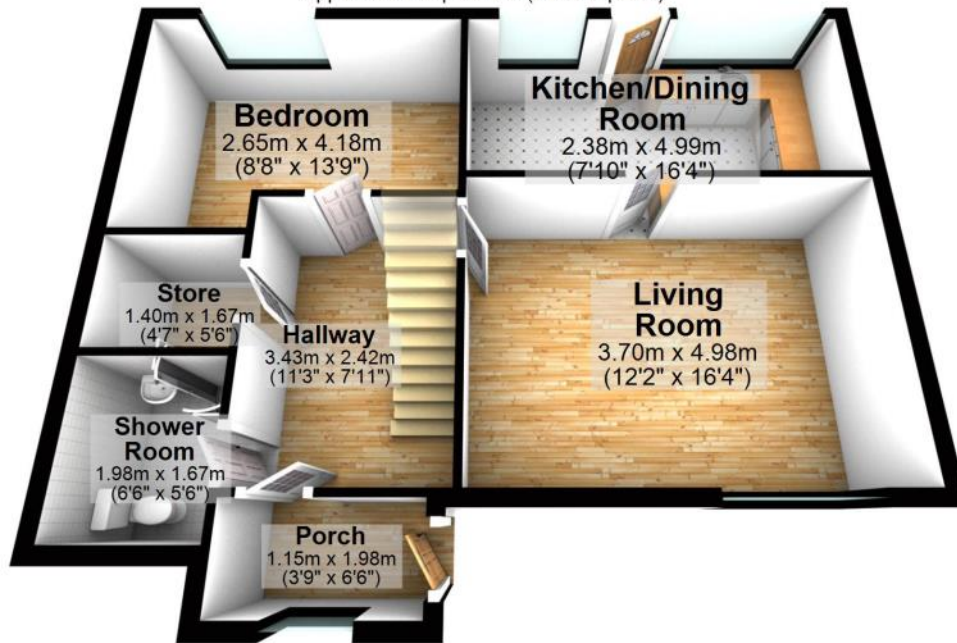






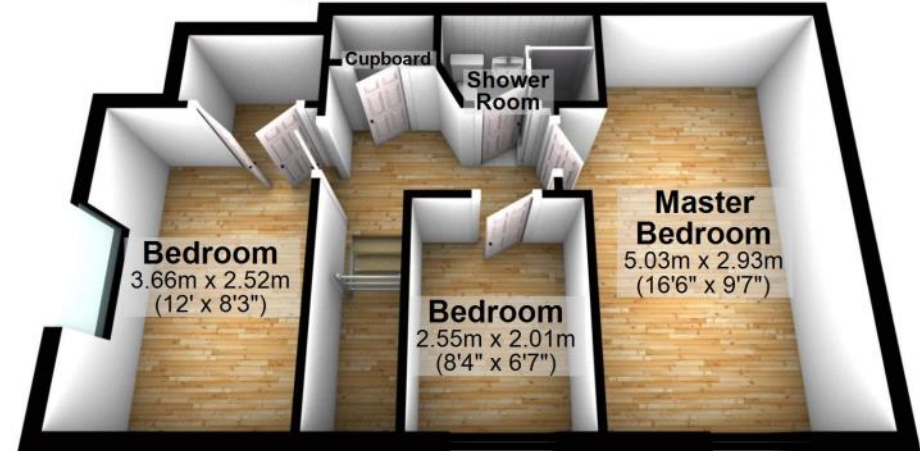
Ground Floor

Approx. 60.8 sq. metres (653.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 102.7 sq. metres (1105.8 sq. feet)