



Edenbank, Duns, TD11 3TA

 3  1  2

 131 Sq m.

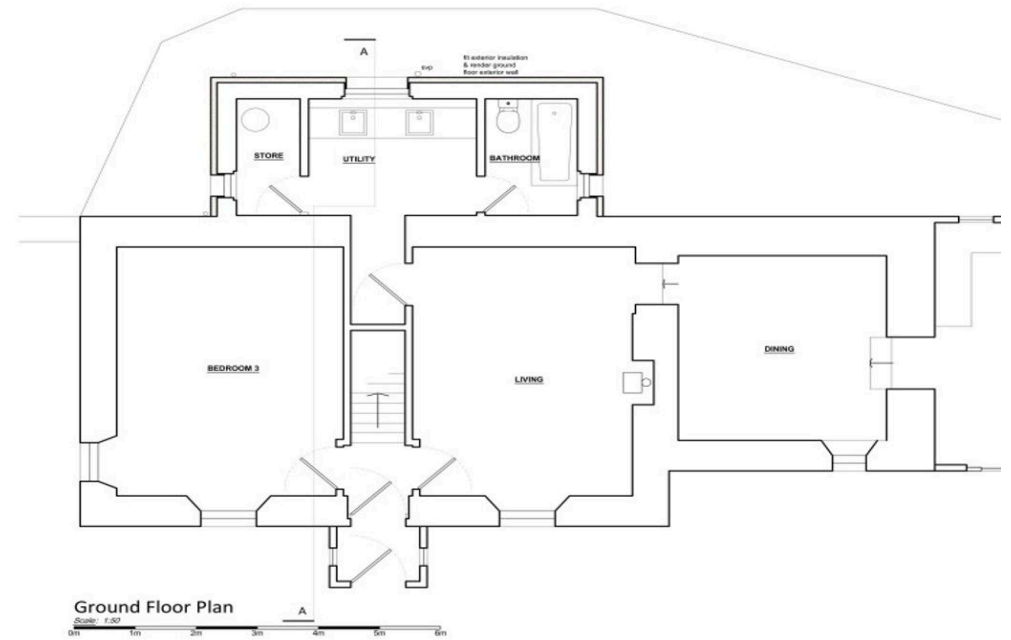
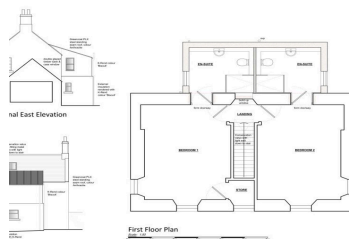
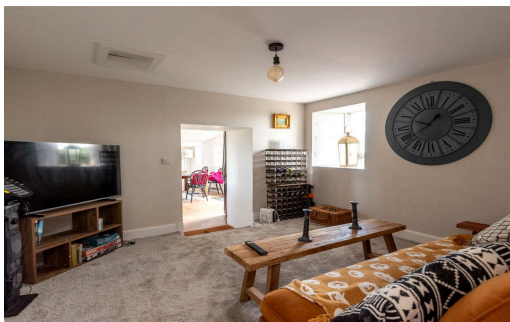
Guide Price £375,000

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About this property

Edenbank is a stunning three bedroom stone built cottage situated on the edge of the popular town of Duns in the Scottish Borders.

This characterful family home has recently been modernised and upgraded and now offers light and bright accommodation over two principal floors consisting of two public rooms, a dining kitchen, three bedrooms and a family shower room.

There is planning permission and a building warrant in place to add 2 ensembles above the utility room.

The property has stunning rural views in all directions, garden grounds, ample off street parking and patio for alfresco dining off the kitchen.



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Plans

Approx. gross internal floor area
131 Sq m.

Accommodation Comprises

Ground Floor - Reception Hall, Family Sitting Room, TV Room, Bedroom 3, Large Kitchen / Dining Room, Family Shower Room, Utility Room.

First Floor - Master Bedroom, Bedroom 2.

Garden Grounds - Off Street Parking for 2 Cars, Patio, Garden Grounds.



EDENBANK, DUNS TD11 3TA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,404 SQ FT / 131 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Local Area

Edenbank is positioned on the edge of Duns, within walking distance of the town centre which provides a good range of local and national amenities including small independent shops, coffee shops, pubs, restaurants, a highly regarded garden centre and a supermarket. The local primary school and secondary school (Berwickshire High) are nearby, as well as a community swimming pool. Duns also hosts a range of attractions such as Manderston House, the Jim Clark Motor Museum, a challenging 18 hole golf course and walks round Duns Castle Estate.

There are a number of larger towns near Duns, the biggest being the historic market town of Berwick upon Tweed which is about 15 miles due east. Berwick houses many of the major supermarket chains, good local shopping, a number of historical attractions within its medieval walls, numerous restaurants and cafes and the Maltings arts centre. Berwick also has a main line train station which offers an hourly service to London.

The surrounding villages and hamlets offer historic charm, wild woodland walks and breath-taking open views perfect for all sorts of outdoor activities. There are numerous dramatic castles, and historic houses to explore as well as the historic Border Abbey towns of Kelso, Melrose and Jedburgh. Equally impressive is the nearby Berwickshire coastline with various beaches and harbour towns which all link up together via the Berwickshire Coastal path and Coldingham, Eyemouth. Coastal activities include birdwatching and scuba diving at St Abbs and a sheltered sandy beach at Coldingham. From Berwick there is easy access to the North Northumberland Coast and Northumberland National Park. Country and sporting pursuits are widely available and there are several golf courses within a short drive. There are also designated cycling routes throughout the area.



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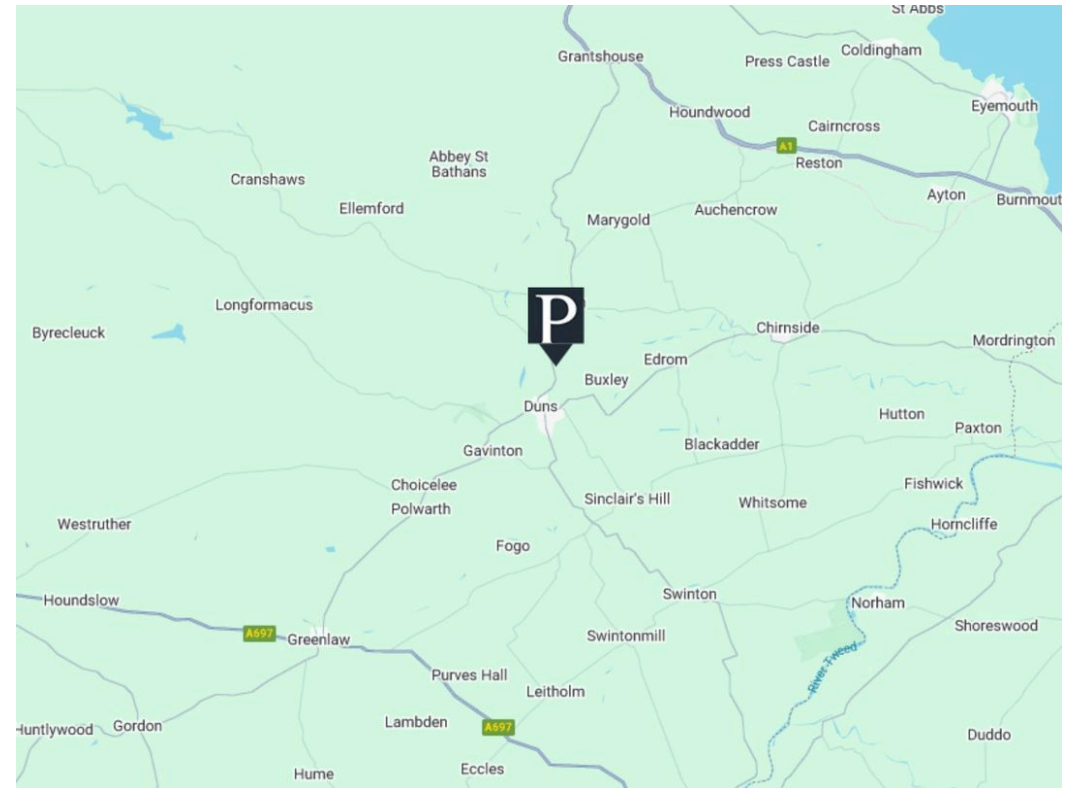
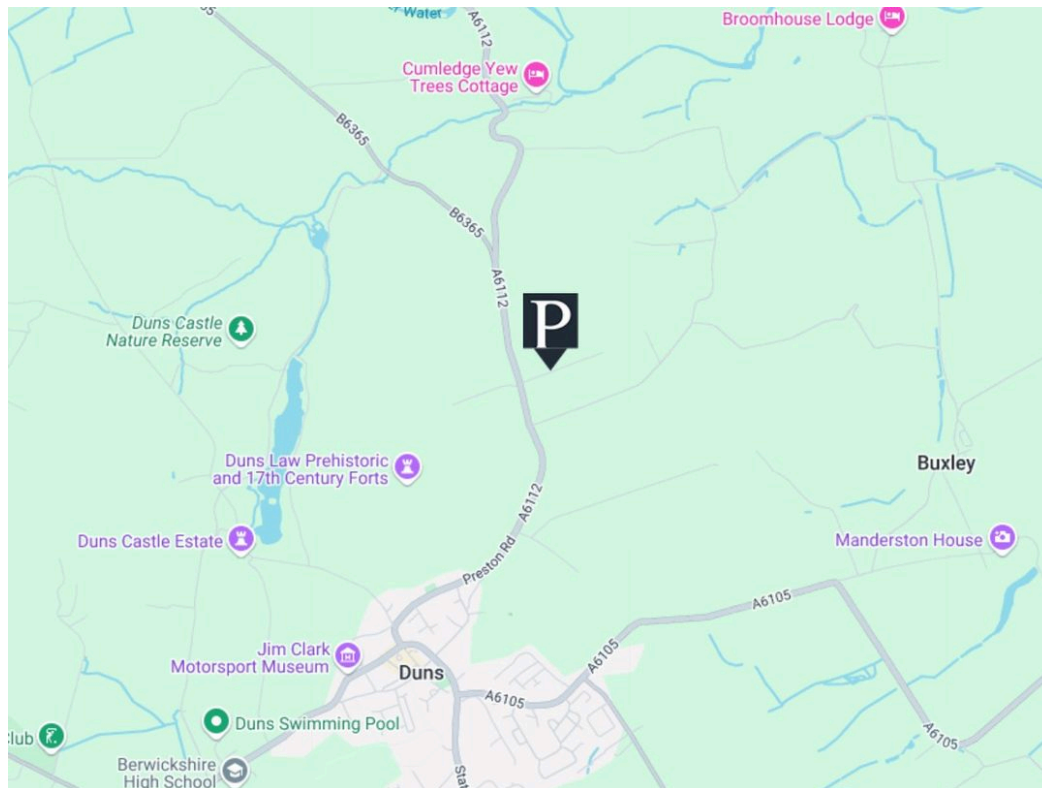
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Location

Distances

Berwick-upon-Tweed Train Station 16 miles, Dunbar 21 miles, Coldstream 11 miles, Kelso 17 miles Edinburgh Airport 53 miles, Haddington 23 miles (distances are approximate).

What3Words



Key Information

Local Authority

Scottish Borders Council Telephone: 0300 100 1800

Council Tax

Band = C

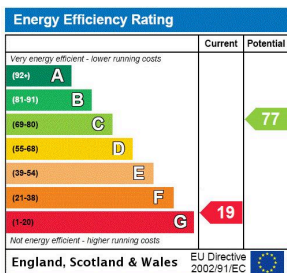
Tenure

Freehold

EPC

EDENBANK EPC

EPC Rating = G



General Remarks

Fixtures and Fittings - All integrated white goods, fitted carpets, curtain poles, blinds and light fittings form part of the sale.

Listing and Conservation - Edenbank is C Listed.

<http://portal.historicenvironment.scot/designation/LB42499>

Services - Private water supply and drainage, mains electricity and fibre broad services are available.

Internet Web Site - This property and other properties offered by Paton & Co can be viewed on the following websites:

www.patonandco.com

www.rightmove.co.uk

www.zoopla.co.uk

www.onthemarket.com

www.primelocation.com

www.s1homes.com

Enquire



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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

Photos taken: June 2024

Published: September 2024

Property Ref: PAT240208

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