



BURNSIDE LODGE, HOUNDWOOD, TD14 5TP

- 4 Double Bedrooms
- Large Enclosed Garden
- Off Street Parking
- Detached Bungalow
- Double Glazing
- O/F Central Heating

Offers Around £250,000

**MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS**



MELROSE & PORTEOUS
47 Market Square, Duns,
Berwickshire, TD11 3BX.
Tel: 01361 882752
Fax: 01361 883136
LP-1 Duns

MELROSE & PORTEOUS
1 Manse Road, Eyemouth,
Berwickshire, TD14 5JE
Tel: 01890 751557
Fax: 01890 751227
LP-1 Duns

WALLACE & MENZIES
21 Westgate, North Berwick,
East Lothian, EH39 4AE
Tel: 01620 892307
Fax: 01620 895106
LP-1 North Berwick



ENTRANCE/ VESTIBULE

UPVC front door leads into vestibule with tiled floor. Inner opaque glass door leads to the T shaped hall and provides access to all rooms.

HALL

(T SHAPED - 10.25M 4.50M)

Ceiling lights. Two radiators. Power points. Phone socket. Fitted carpet. Large linen cupboard with shelving and hanging space.

KITCHEN (3.50M X 3.30M)

The kitchen looks over the front garden through large picture corner windows. There is a wide range of wall and base units with a large sink with mixer tap and drainer. Tiled splashback. The integrated oven and hob are included in the sale but no guarantees or warranties are given. Radiator. Power points. TV point. Laminate flooring.

UTILITY ROOM

Space for a washing machine, dryer and fridge. Storage cupboard. Door to rear garden. Splashback tiling. Laminate flooring.

SITTING ROOM

(5.95M X 5.15M)

This bright room looks onto the front garden fireplace with stone hearth and wooden surround. There are also French doors to the rear garden. Spot lights. Radiator. Power points. TV points. Telephone socket. Fitted carpet.

DINING ROOM

(3.45M X 3.20M)

Separated from the hall by opaque glass partitions making this room naturally bright. Two floor to ceiling windows. Spotlights with fan unit. Two radiators. Power points. Fitted carpet.

BATHROOM (2.70M X 1.95M)

This bathroom suite consists of WC, wash hand basin and large bath with shower over. There is a small opaque window to the rear. Radiator. Ceiling light. Linoleum flooring.

MASTER BEDROOM

(4.15M X 3.50M)

The master bedroom looks over side garden. There is a built in double wardrobe with sliding doors and both hanging and shelving space. Ceiling spot lights with fan. Radiator. Power points. TV point. Fitted carpet.

EN SUITE (3.00M X 1.80M)

Suite consisting of WC, sink with splashback tiling and shower cubicle. Large opaque window. Shaver socket. Under sink storage cupboard.



BEDROOM 2 (3.60M X 2.95M)

The second bedroom looks over the garden through a large picture window. There is a built in wardrobe with hanging and shelving space. Radiator. Power points. TV point. Fitted carpet.

BEDROOM 3 (2.95M X 2.95M)

This bedroom looks onto the rear patio area. There is a built in wardrobe with hanging and shelving space. Ceiling light. Radiator. Power points. Fitted carpet.

BEDROOM 4 (2.90M X 3.00M)

This room is currently being used as a large study. Ceiling light. Radiator. Power points. Built in wardrobe. Fitted carpet.

GARDEN & ACCESS

The garden is very well maintained all round and is accessed through double wooden gates with block pillars. To the front there is a bedding area with easy maintenance chippings and tarmac drive with space for 4 cars. There is also a detached single garage. To the rear is a delightful area laid to lawn with a pond. There is a patio area for garden furniture just off the living room. The garden has surrounding bedding areas including mature hedges and bushes. The rear garden is enclosed making it a child and pet friendly area. The property includes a garden shed and greenhouse.

SERVICES

Mains electricity and water. Oil Fired central heating. Multi Fuel Burner with back boiler. Energy Performance: D

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 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 sonic 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 correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.





GROUND FLOOR



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