



## Plot 2 Whitsome Hill

Duns, Berwickshire, TD11 3NF

**Offers Over £295,000**

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A fantastic opportunity to purchase one of these individually designed new build semi-detached houses, which have stunning open views of the surrounding countryside. The developer is due to start the build immanently, which will be finished to the highest of standards, which will include air source heating, solar panels, a quality kitchen and bathrooms and well proportioned living accommodation with excellent storage throughout.

The interior of the properties comprise of an entrance porch which leads to the entrance hall with stairs to the first floor level with an understairs cupboard, a good sized living room with double French doors taking advantage of the views to the rear, a kitchen with a dining area which will be fitted with quality units with integrated appliances, a bedroom/study on the ground floor and a shower room. On the first floor is a family bathroom and three double bedrooms, the main bedroom has an en-suite shower room and the second bedroom has a Juliet balcony with views.

Ample parking to the front of the house and there are gardens to the front and rear.

Viewing is recommended.



### **Entrance Porch**

5'0" x 5'3" (1.53 x 1.6)

Door to the front giving access to the porch, which has a window either side. Door to the entrance hall.

### **Entrance Hall**

Stairs to the first floor landing with a built-in understairs cupboard.

### **Living Room**

14'5" x 15'2" (4.4 x 4.635)

A good sized reception room with double French doors to the rear with a glass panel either side taking advantage of the views of the countryside.

### **Kitchen/Breakfast Room**

17'9" x 13'1" (5.4 x 4)

Depending on the build progress, the builder will give the buyer the choice of range of kitchen units, which will include integrated appliances, fridge freezer, dish washing machine, automatic washing machine, oven, hob and cooker hood. Double window to the front and a window to the side.

### **Bedroom 4/Office**

11'4" x 11'5" (3.445 x 3.49)

A multifunctional room which has a double window to the rear and a double and single built-in wardrobe.

### **Shower Room**

10'10" x 4'7" (3.3 x 1.4)

Fitted with a white three piece suite, which will include a shower cubicle, a wash hand basin and a toilet. Frosted window to the front.

### **First Floor Landing**

Built-in airing cupboard.

### **2.855m x 4Bedroom 1**

14'3" x 13'8" (4.35 x 4.16)

A good sized double bedroom with a double window to the rear with countryside views.

### **En-Suite Shower Room**

7'10" x 6'7" (2.4 x 2)

Fitted with a white three piece suite which includes a shower cubicle, toilet and a wash hand basin. Frosted window to the front.

### **Bedroom 2**

14'5" x 15'2" (4.4 x 4.635)

A double bedroom with a juliet balcony to take advantage of the views.

### **Bedroom 3**

9'4" x 13'1" (2.855 x 4)

A single bedroom with a window to the front.

### **Family Bathroom**

9'4" x 7'3" (2.835 x 2.21)

Fitted with a white three piece suite which includes a bath, toilet and a wash hand basin. Frosted window to the side.

### **Outside**

Parking to the front of the house for two cars. Gardens to the front and rear of the house.

### **General Information**

Full double glazing

Full air source heating

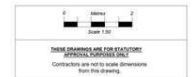
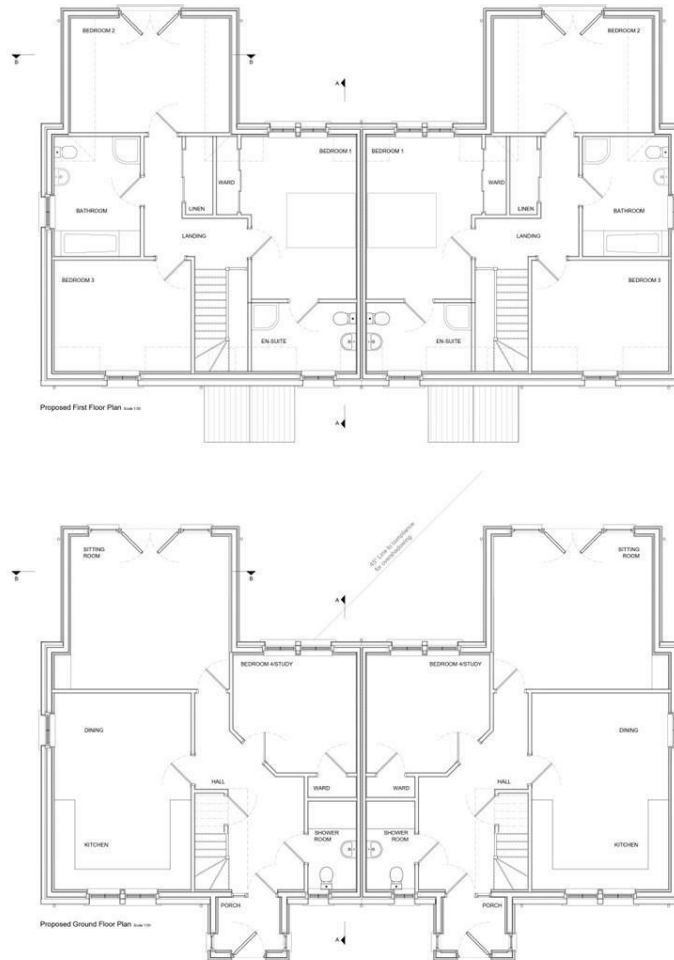
Services - Mains electric and water. Drainage into a septic tank.

Offers over £295,000

Freehold

Council Tax Band TBC

EPC TBC



<b>Richard Amos Ltd.</b> Chartered Architectural and Building Surveying Services <small>11 Station Road, Berwick-upon-Tweed, TD15 1AP,          Tel: 01289 302948 Fax: 01289 302947          E: info@richardamos.co.uk</small> <small>Registered in England Company No. 1040177 VAT Reg. No. 924 094 11</small>	
CLIENT:	Mr D. Niven
PROJECT:	Proposed 2No. New Dwellings at Whitsomehill, Whitsomehill Farm, Duns, TD11 3NF
TITLE:	Proposed Floor Plans
DRAWING NO:	17/B052/PL01
DATE:	23/10/2017
SCALE:	1:50
REV:	A
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SIGNED:	DATE:

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