

24 Earlsmeadow

Duns, TD11 3AQ

Offers Over £105,000

[www.aitchisons.co](http://www.aitchisons.co)





We are pleased to offer for sale this spacious two bedroom ground floor apartment, which is conveniently located in a quiet cul-de-sac within walking distance to the centre of Duns. This apartment has a good sized enclosed rear garden with a patio overlooking a lawn and two useful garden sheds. The outside space is ideal for outside dining.

This well maintained property features a spacious living room with double French doors giving access to the patio in the rear garden, doorway leading to a kitchen with modern cream gloss units. There is a quality shower room and two generous bedrooms. The property has the benefits of full double glazing and gas central heating.

The apartment's layout is both practical and inviting, making it an ideal choice for a first time buyer, or a retired person. Situated in the heart of Duns, this property benefits from a range of local amenities, including shops, cafes and parks all within easy reach. The surrounding area is known for its friendly community and picturesque landscapes, offering a perfect blend of convenience and tranquility.

Contact our Berwick-upon-Tweed office to arrange a viewing.



## Entrance Hall

3'1 x 11'2 (0.94m x 3.40m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area, a built-in storage cupboard and an airing cupboard housing the central heating boiler. One power point.

## Living Room

15'6 x 12'7 (4.72m x 3.84m)

A large reception room with double French doors giving access to the rear garden. Central heating radiator, a television point and eight power points.

## Kitchen

6'10 x 10'8 (2.08m x 3.25m)

Fitted with a modern cream gloss kitchen with an excellent range of wall and floor units with wood effect worktop surfaces with a matching splashback. Stainless steel sink and drainer, plumbing for an automatic washing machine and space for a cooker and fridge. Built-in shelved storage cupboard, a window at the rear, a central heating radiator and four power points.

## Bedroom 1

12'1 x 11'9 (3.68m x 3.58m)

A spacious double bedroom with a double window at the front, a central heating radiator and four power points.

## Shower Room

4'8 x 6'5 (1.42m x 1.96m)

Fitted with a modern white three-piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror above. Heated towel rail, a frosted window to the side and recessed ceiling spotlights.

## Bedroom 2

11'9 x 9'8 (3.58m x 2.95m)

A good sized bedroom with a window at the front, a central heating radiator and two power points.

## Garden

A fully enclosed rear garden with a large patio overlooking a lawn with two garden sheds.

## General Information

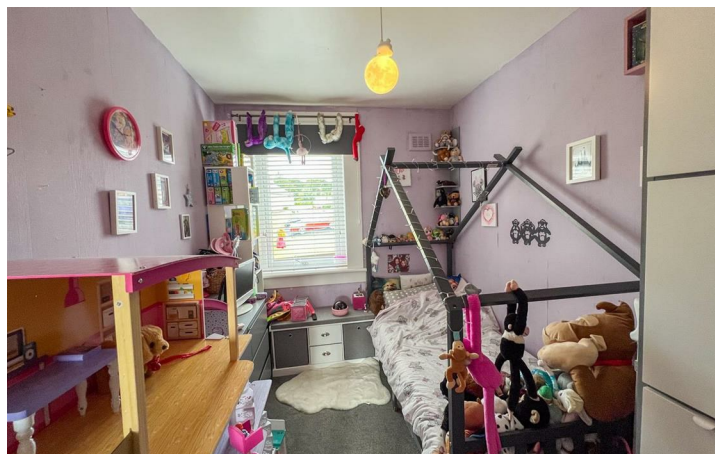
Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.



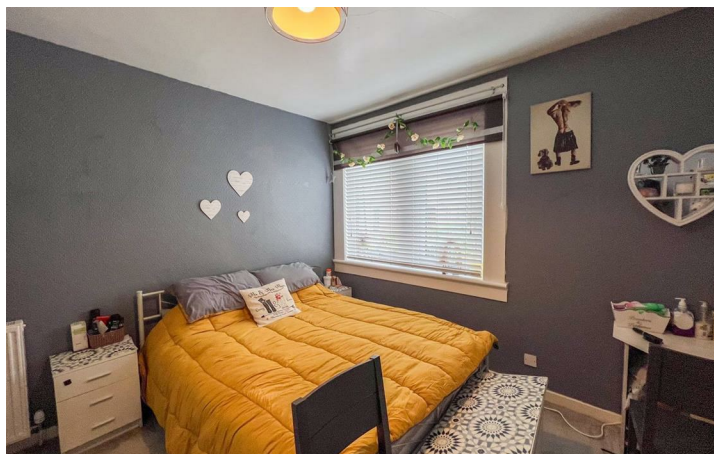


GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.

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.  
Made with Metropix ©2025



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**Berwick Office**  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: [berwick@aitchisons.co](mailto:berwick@aitchisons.co)

**Wooler Office**  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: [wooler@aitchisons.co](mailto:wooler@aitchisons.co)



**Zoopa**.co.uk

