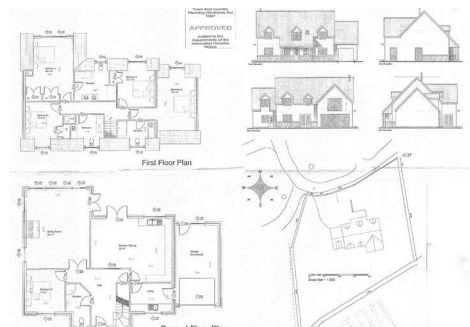
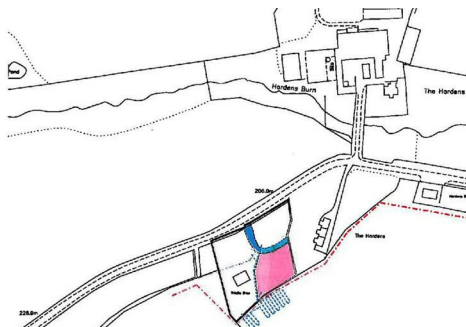




Plot 3 The Hardens Duns, TD11 3NS



Plot 3, The Hardens is a superb building plot; extending to around 0.27 acre, the plot occupies an enviable elevated position just outside Duns with uninterrupted far reaching views down the valley and towards the Cheviots in the distance. The plot has the benefit of full planning consent for the erection a detached 4/5 bedroom family home with garage and garden ground.



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LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, a swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant

PLOT

This building plot and proposed build presents the perfect opportunity for those looking to build their own individual property out-with the town but still within easy reach of schools and other day to day amenities. The location is breath taking with arguably some of the county's best views, something which the property has been designed to make the very most of.

Detailed planning permission has been granted for a detached dwelling with integral garage. The layout of the property has been designed with modern family living in mind and incorporates excellent living space on the ground floor including a large family sitting room which benefits from fully glazed windows to the rear which are designed to make the very most of the position and the elevated outlooks. The dining kitchen is a large sociable room with access directly out to the gardens. Also located on the ground floor is a useful utility room with connecting door to the garage, shower

room and a room that would be suitable for use either as a downstairs bedroom or home office if preferred.

The upper accommodation has been thoughtfully planned with four further double bedrooms, two of which benefit from en-suite facilities as well as a nicely proportioned family bathroom.

PLANNING

Full details of the planning consent and associated documents can be found online via the Scottish Borders Councils website using reference number 17/00645/FUL.

SERVICES

The plot will be serviced by a public water supply and private drainage system.