




McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

Redbrae

GAVINTON, DUNS, BORDERS, TD11 3QT



REDBRAE

GAVINTON, DUNS, BORDERS, TD11 3QT

An excellent opportunity has arisen to acquire this spacious four bedroom detached house, making for an ideal family home, while being well located within the Scottish Borders village of Gavinton. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: entrance vestibule with a coal cupboard, internal hallway with a double and a single shelved cloak cupboard, a bright and spacious sitting room with a feature fireplace, floor-to-ceiling windows and access to the rear garden, as well as a fully fitted, partially tiled kitchen/diner which benefits from a ceramic four-ring hob/oven/grill and a fully fitted utility room with a double airing cupboard.

There is a dual aspect family room, which offers optional use as a home office and has access to the rear garden, three-piece

partially tiled shower room with a double walk-in shower cubicle and a rear hallway with an under-stair storage cupboard.

First Floor: landing with a double and a single linen cupboard and an airing cupboard which houses the boiler and four double bedrooms, all of which have built-in wardrobes and one is currently used as a home office.

The three-piece, fully tiled family bathroom has an overhead shower.

Attic: access via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, single glazed windows with some secondary glazed units and private garden grounds surrounding the property. As well as the single garage there is also a single driveway to accommodate for secure off-street parking, while visitors can take full advantage of the un-restricted on-street parking.



“... AN IDEAL FAMILY HOME, WHILE BEING WELL LOCATED WITHIN THE SCOTTISH BORDERS VILLAGE OF GAVINTON ...”





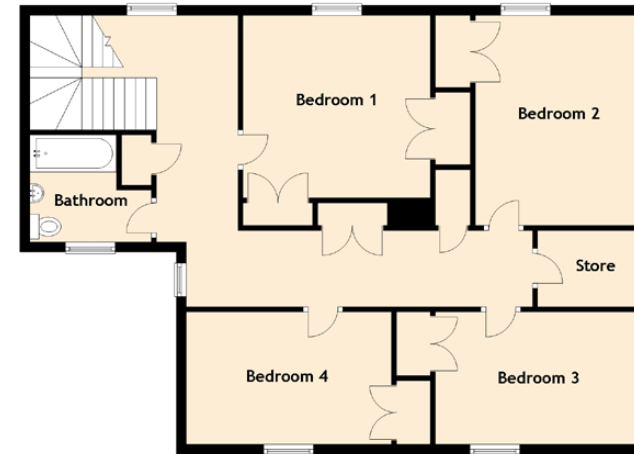
... AN EXCELLENT OPPORTUNITY HAS ARISEN TO ACQUIRE THIS SPACIOUS FOUR BEDROOM DETACHED HOUSE ...





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



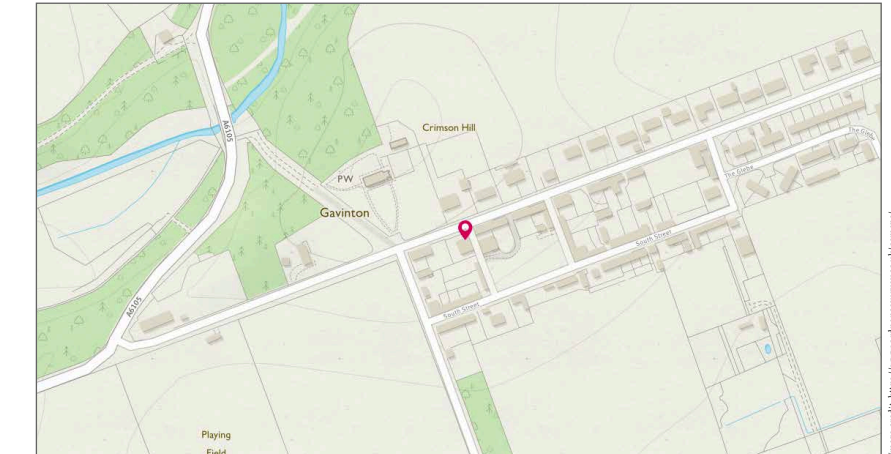
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	7.95m (26'1") x 4.56m (15')
Kitchen	4.50m (14'9") x 3.94m (12'11")
Utility	3.90m (12'10") x 2.47m (8'1")
Sun Room	4.25m (13'11") x 2.30m (7'7")
Shower Room	2.60m (8'6") x 2.17m (7'1")
Garage	5.40m (17'9") x 2.70m (8'10")

First Floor	
Bedroom 1	3.76m (12'4") x 3.66m (12')
Bedroom 2	4.21m (13'10") x 3.36m (11')
Bedroom 3	4.14m (13'7") x 2.65m (8'8")
Bedroom 4	4.12m (13'6") x 2.65m (8'8")
Bathroom	2.44m (8') x 2.15m (7'1")
Store	2.11m (6'11") x 1.53m (5')

Gross internal floor area (m²): 191m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.






McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01896 800 440
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer