



TRINITY

DUNS, BERWICKSHIRE







TRINITY

BRIDGEND, DUNS, BERWICKSHIRE, TD11 3ER

Duns town centre 0.5 miles, Berwick-upon-Tweed 15.5 miles, Edinburgh 42 miles

Substantial and charming family home with
private garden in attractive Borders market town

Private Setting With Wrap-Around Garden
Stunning Reception Rooms with Victorian Proportions
Convenient Location close to Town Amenities
Opportunity to Develop Stable Block
Seven Bedrooms
Garage with further Parking on Driveway

Vestibule, Entrance Hall, Drawing Room, Sitting Room, Kitchen, Dining Room,
Utility Room and Maid's Room
Master Bedroom Suite, Three Bedrooms, Bathroom, Shower Room
Three further Bedrooms, Bathroom
Garage, Stable Block, Wood Shed and Potting Shed
Driveway with Parking Space, Patio, Garden, Woodland
EPC = D

About 2.15 acres in all

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SITUATION

Trinity is set in a secluded and private setting within the attractive Borders town of Duns. The property benefits from a peaceful rural outlook yet has all the town's amenities less than half a mile away.

Duns is a characterful town with the historic market square offering a range of shops and services and an excellent sports centre with swimming pool, tennis courts, and two gyms. Duns also boasts both a new primary school and a new high school. Private schooling is available at St Mary's in Melrose and Belhaven in Dunbar – both a short drive from Duns, while Longridge Towers close to Berwick provides a daily bus service. Edinburgh's many excellent private schools are just over an hour away.

The property is just over an hour's drive from both Edinburgh and Newcastle airports with frequent services to international and UK destinations. Berwick-upon-Tweed, a 20 minute drive to the east, has a mainline railway station with a fast and regular service south to London, via Newcastle, and north to Edinburgh.

The rolling countryside of the Scottish Borders offers fantastic outdoor pursuits including walks, fishing on the River Tweed, several sporting estates and golf courses including The Roxburghe.

DESCRIPTION

Dating back to the early 1800's, Trinity is a fine example of Victorian architecture and has maintained a private setting within the town.

A light, half glazed vestibule provides a snug reading nook and access to the main entrance hall with fan window allowing natural light into the area. A sweeping staircase made of wood from a ship owned by the original owner of the property, provides a wonderful central feature. Two generously sized reception rooms lie symmetrically opposite each other from the hall, both with wood burning stoves and dual aspect windows. A convenient boot room provides storage space. Towards the rear of the property is a light kitchen with adjacent dining room. Both rooms overlook the rear courtyard and garden. The kitchen includes painted base units with an induction hob, and two portholes also relating to the maritime connections of the original owner. A utility room, and back staircase leading up to a former maid's room are accessed from the kitchen. There is also access to the garage.

The main staircase leads up to the first floor landing where the master bedroom with en suite shower room is located, along with three further double bedrooms, a family bathroom and separate shower room. Stairs lead up to the attic floor where a further three bedrooms and another bathroom are located.

The driveway opens up to a large parking area, with lawn stretching out to the boundary line created by mature trees including a fantastic mature sycamore tree. Javanese bamboo, yew and Wellingtonia trees also feature in the garden, amongst the woodland, patio and courtyard areas. To the rear of the property is a separate stable block comprising two large stores; there is potential to integrate this into the main house, or convert into separate accommodation. A large garage is set to the east of the property.



DIRECTIONS

Entering Duns from the west on the A6105, continue through the town and continue straight over the roundabout next to the car garage. Take the next immediate left to Bridgend. Continue down the road onto the driveway leading to Trinity at the end.

Entering Duns from the northeast on the A6112, turn left onto A6105 and continue as above.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, drainage, electricity and gas. Three wood burners in the ground floor reception rooms.

Local Authority & tax band

Scottish Borders Council tax band G.

Miscellaneous

Trinity owns the driveway leading to the property, with the neighbouring properties having a right of access over it. There is shared maintenance over the driveway.

Conservation Area and Listing

Trinity is a C Listed building.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Servitude rights, burdens and wayleaves

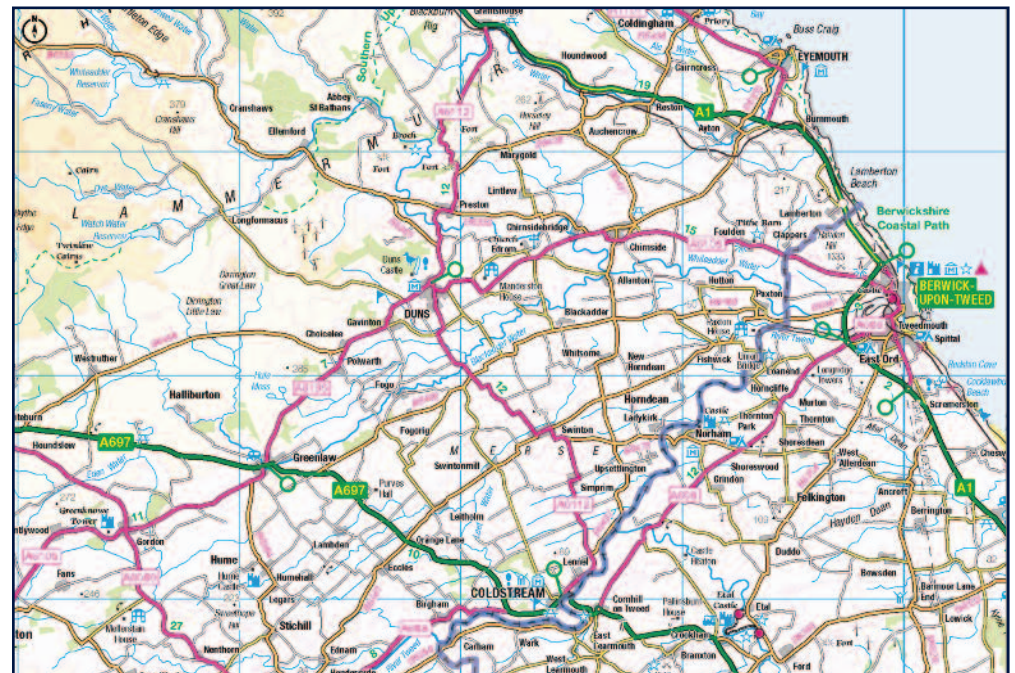
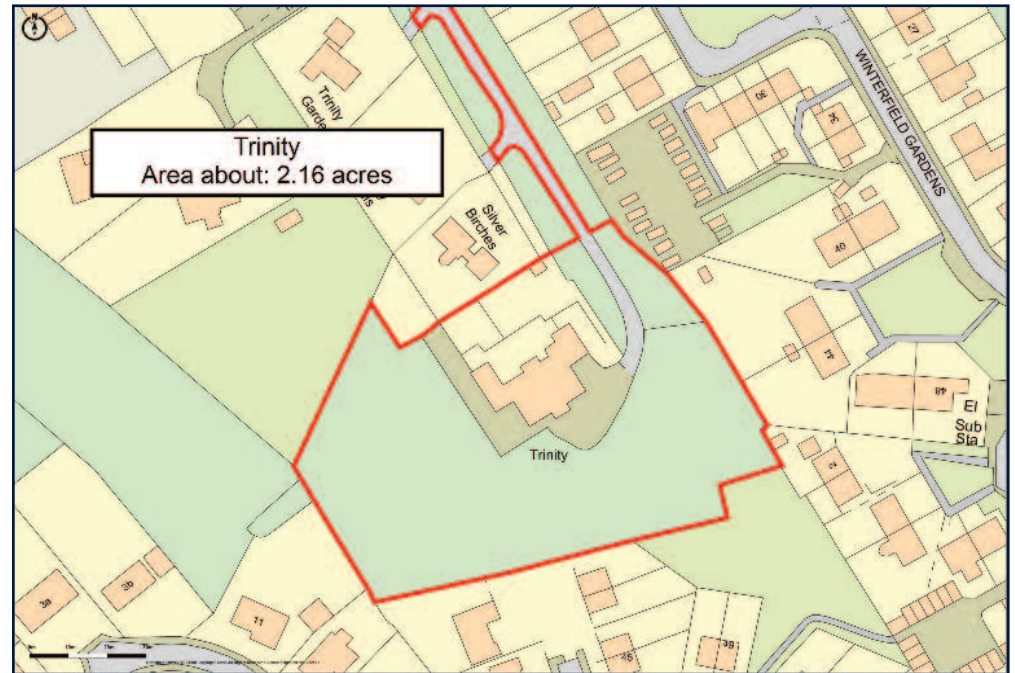
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

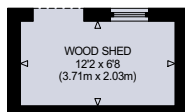
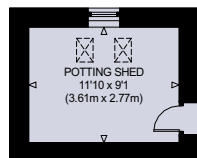
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



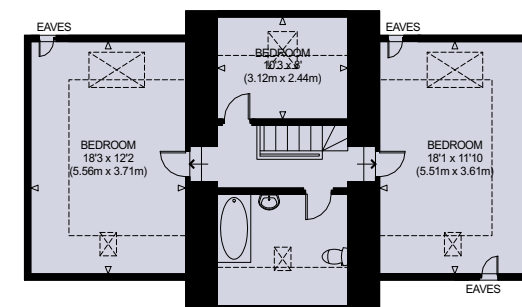
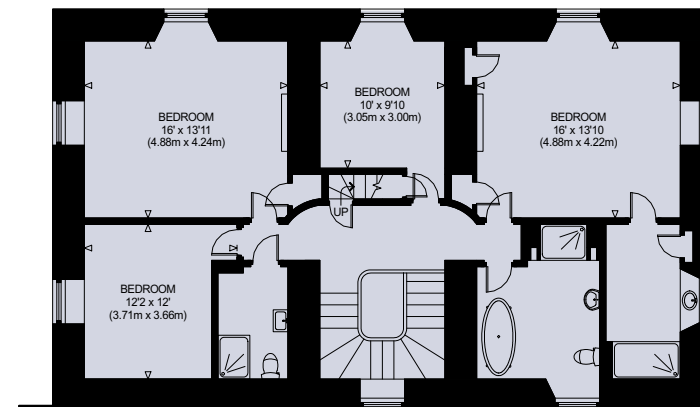
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TRINITY

Approximate Gross Internal Floor Area
4,781 SQ FT / 444.2 SQ M
 (including areas of restricted height / garage)


All measurements and fixtures including doors and windows are approximate and should be independently verified
 Not To Scale - For Illustrative Purposes Only



Stables Area 556 sq ft / 51.7 sq m
 Potting Shed area 107 sq ft / 9.9 sq m
 Wood Shed area 81 sq ft / 7.5 sq m

Total Combined Floor Area
5,525 SQ FT / 513.3 SQ M

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken September 2019. Ref: 190926.



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