



7 Langtongate, Duns - TD11 3AF

Offers Over £295,000

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7 Langtongate

Duns

Beautifully presented four-bedroom end-terrace in central Duns with period charm, spacious living, south-facing garden, parking, and workshop. Ideal for families seeking character and convenience.

- Family Home
- Flexible Accommodation
- South Facing Garden
- Off-Street Parking
- Central Yet Peaceful Town Location
- Charming Features

Accommodation Comprises:

Ground Floor – Entrance Hall, Boot room/Utility, Sitting Room, Garden Room, Dining Kitchen Family Room, Shower Room

First Floor – Two Large Double Bedrooms, Family Bathroom

Second Floor – Two Double Bedrooms, Storage

Garden & Grounds – Off-Street Parking for Multiple Cars, Lawn, Coal House/Workshop, Patio, Shed, Woodchip Path



Property Description

Tucked away in a central yet surprisingly peaceful position within the historic market town of Duns, 7 Langtongate is a beautifully presented four-bedroom end-terraced home offering generous accommodation, private off-street parking and an impressive south-facing garden. Dating back to the late 18th century and Category C Listed, the property successfully combines period character with thoughtfully designed living spaces, creating a home perfectly suited to modern family life.

Deceptive from the street, the property opens into spacious and versatile accommodation extending over three floors. The heart of the home is the impressive open-plan dining kitchen and family room, providing an ideal space for both everyday living and entertaining. A useful pantry offers additional storage, while the elegant sitting room showcases attractive wall panelling and a wealth of character. A bright garden room enjoys views across the garden, while a shower room and practical utility/boot room complete the ground floor. The utility room provides direct access to the garden, with a half-landing also offering an additional external door.

The first floor offers two generous double bedrooms, one benefitting from built-in wardrobes, alongside a well-appointed family bathroom.

The second floor provides two further double bedrooms, each enjoying charming dormer windows framing far-reaching views towards the Cheviot Hills. Useful eaves storage ensures the space remains both practical and well-proportioned.

Externally, the property continues to impress. The large south-facing garden provides a wonderful setting for entertaining, gardening or simply enjoying the sunshine, while ample private off-street parking for multiple vehicles is a valuable addition in such a central location. A workshop within the garden offers useful storage or space for hobbies, DIY projects or gardening equipment, further enhancing the property's practicality.

Rich in character yet offering all the space and practicality expected of a modern family home, 7 Langtongate presents a rare opportunity to acquire a beautifully balanced period property in one of the Borders' most sought-after market towns.





General Remarks

What3words

///helpless.mixes.rungs

Tenure

Freehold

Council Tax

Band D

Energy Efficiency Rating

Band D (67)

Local Authority

Scottish Borders Council

Services

Mains electricity, water, drainage & gas central heating.
Fiber broadband services available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

7 Langtongate is a Category C Listed building and is situated within the Duns Conservation Area.











Area Insights

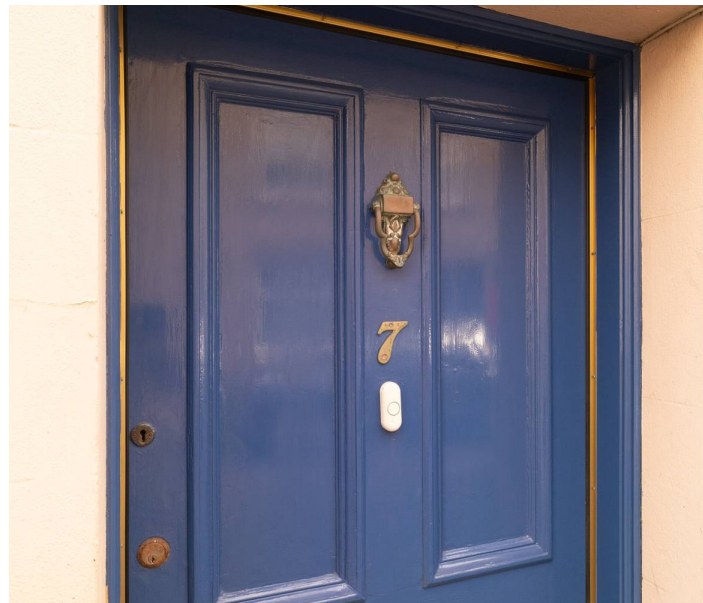
7 Langtongate is positioned in the heart of Duns, within a short walk of the town centre which provides a good range of local and national amenities including small independent shops, coffee shops, pubs, restaurants, a highly regarded garden centre and a supermarket.

The local primary school and secondary school (Berwickshire High) are nearby, as well as a community swimming pool. The town also has two GP practices, dentist, pharmacy as well as a range of attractions such as Manderston House, the Jim Clark Motor Museum, a challenging 18 hole golf course and walks round Duns Castle Estate. There are a number of larger towns near Duns, the biggest being the historic market town of Berwick upon Tweed which is about 15 miles due east. Berwick houses many of the major supermarket chains, good local shopping, a number of historical attractions within its medieval walls, numerous restaurants and cafes and the Maltings arts centre. Berwick also has a main line train station which offers an hourly service to London.

Duns is perfectly located for exploring both local and wider areas. The surrounding villages and hamlets of Cranshaws, Longformacus and Abbey St Bathans offer historic charm, wild woodland walks and breath-taking open views perfect for all sorts of outdoor activities. There are numerous dramatic castles, and historic houses to explore as well as the historic Border Abbey towns of Kelso, Melrose and Jedburgh. Equally impressive is the nearby Berwickshire coastline with various beaches and harbour towns which all link up together via the Berwickshire Coastal path and Coldingham, Eyemouth.

Coastal activities include birdwatching and scuba diving at St Abbs and a sheltered sandy beach at Coldingham. From Berwick there is easy access to the North Northumberland Coast and Northumberland National Park.

Country and sporting pursuits are widely available and there are several golf courses within a short drive including Eyemouth, Dunbar and Magdalene Fields in Berwick.



Useful Links

The Woodlands Café - https://www.facebook.com/p/The-Woodlands-Cafe-100084331803181/?locale=en_GB

Duns Medical Practice - <https://www.dunsmedicalgroup.co.uk>

Duns Primary School - https://www.scotborders.gov.uk/directory_record/20104/duns

Duns High School - https://www.scotborders.gov.uk/directory_record/20104/duns

Duns Swimming Pool - <https://www.dunsswimmingpool.co.uk>

Duns Castle - <https://dunscastle.co.uk>

Berwick Maltings - <https://www.maltingsberwick.co.uk>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Coldingham Sands - <https://www.visitscotland.com/info/towns-villages/coldingham-bay-p315511>

Duns Golf Club - <https://www.dungolfclub.com>

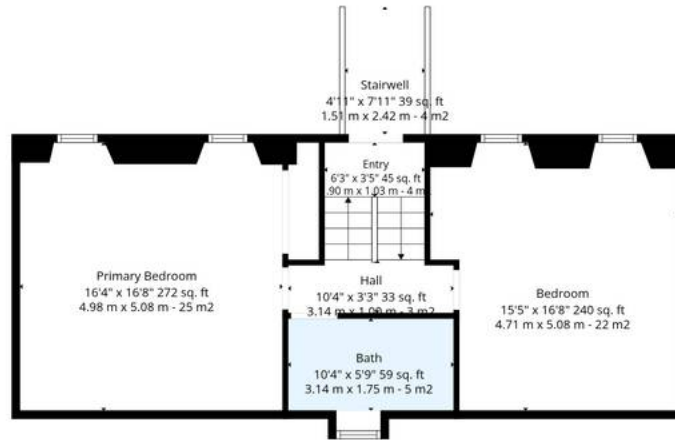
Eyemouth Golf Club - <https://www.eyemouthgolfclub.co.uk>

Scottish Borders Council - <https://www.scotborders.gov.uk>

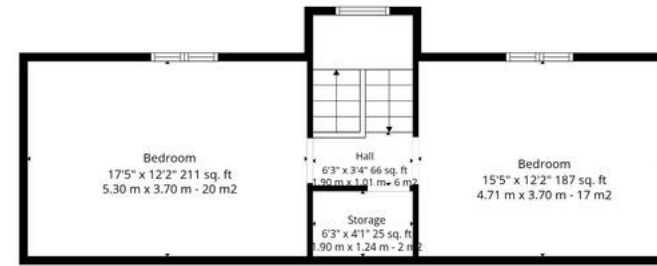
Jim Clark Motor Museum - <https://jimclarktrust.com/jim-clark-motorsport-museum>

Whiteadder Reservoir - <https://whiteadderwatersports.co.uk>

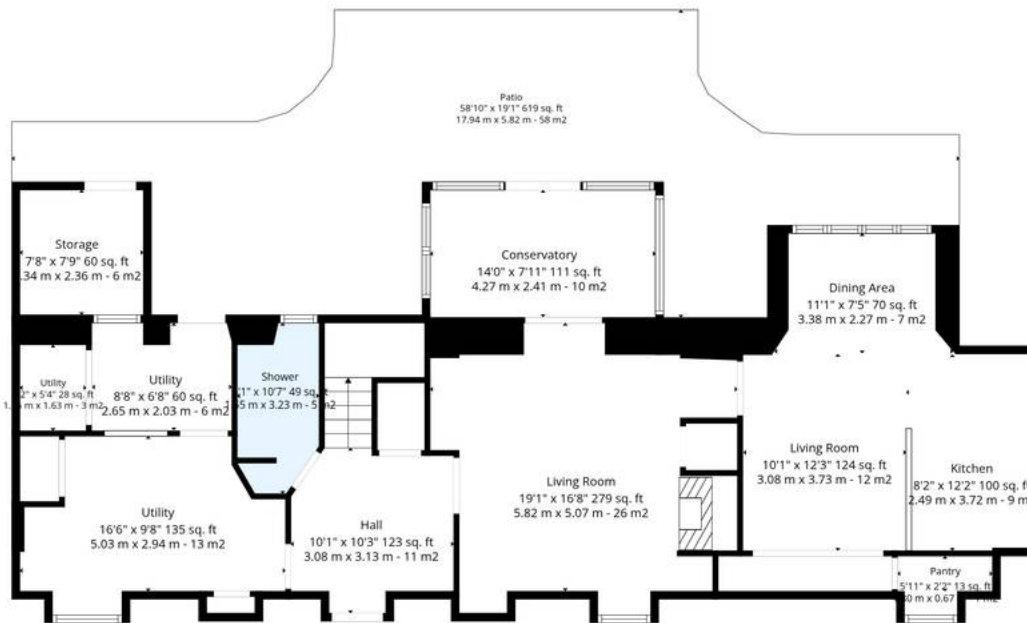
St Abbs Scuba Diving - <https://divestabbs.com>



First Floor



Second Floor



Ground Floor

Total: 1943 sq. Ft, 180 m²

Ground Floor: 976 sq. Ft, 91 M2, First Floor: 682 sq. Ft, 63 M2, Second Floor: 285 sq. Ft, 26 m²

Excluded Areas: Storage: 69 sq. Ft, 7 M2, Utility: 227 sq. Ft, 21 M2, Patio: 619 sq. Ft, 58 M2,

Bay Window: 25 sq. Ft, 3 M2, Stairwell: 39 sq. Ft, 4 M2, Low Ceiling: 208 sq. Ft, 20 M2,

Walls: 220 sq. Ft, 20 m²





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, 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 in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. 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, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. 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 or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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