



Pringwood Todlaw Road, Duns - TD11 3EW

Offers Over £395,000

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Pringwood Todlaw Road

Duns

A beautifully renovated four-bedroom family home, offering exceptional open-plan living and seamless indoor-outdoor entertaining in the heart of Duns.

- Four Double Bedrooms
- Principal En-Suite Bedroom
- Stunning Open-Plan Living
- Vaulted Ceiling & Lantern
- Wraparound Gardens
- Driveway Parking for Two Cars

Accommodation Comprises

Internally: Entrance Hallway, Principal Bedroom with En-Suite, Bedroom 2, 3 & 4, Family Bathroom, Open Plan Kitchen/Living/Dining, Utility

Externally: Garden, Driveway, Patio



Property Description

Pringwood is a delightful and beautifully presented family home situated in the popular market town of Duns. A welcoming entrance vestibule, complete with original tiled flooring, sets the tone for the character and charm found throughout the property.

The bedroom accommodation is thoughtfully arranged, with two generously proportioned double bedrooms located to the front of the home, including the impressive principal bedroom which benefits from a stylish en-suite shower room. A further two double bedrooms are positioned to the rear, all served by a well-appointed family bathroom featuring both a separate shower and bath.

The bungalow has been extensively renovated and thoughtfully extended to create a superb open-plan living space, perfectly suited to modern family life. The stunning kitchen, dining and living area boasts a vaulted ceiling with a lantern, flooding the space with natural light. The contemporary kitchen features a central island with breakfast bar seating, while the dining area enjoys direct access to the garden through bi-fold doors that open onto the suntrap patio, seamlessly blending indoor and outdoor living.

Externally, the gardens wrap around the property, providing excellent outdoor space to enjoy throughout the seasons. A generous driveway offers off-street parking for two vehicles, while the connection between the open-plan living area and the patio creates an ideal setting for entertaining, relaxing and family gatherings.





You can include any text here. The text can be modified upon generating your brochure.











Area Insights

Pringwood enjoys a peaceful yet highly convenient position within easy reach of the centre of Duns, a thriving Berwickshire market town with a strong sense of community and an excellent range of everyday amenities. The town provides independent shops, cafés, restaurants, a supermarket and well-regarded primary and secondary schooling. Surrounded by the rolling landscapes of the Scottish Borders, the property is ideally placed for those who enjoy the outdoors, with scenic walking routes, cycling trails and beautiful countryside all close at hand.

Nearby villages including Cranshaws, Longformacus and Abbey St Bathans offer further opportunities to explore the area's rich history and unspoilt natural beauty. The historic town of Berwick-upon-Tweed lies approximately 15 miles to the east and offers a wider range of shopping, leisure and cultural facilities, including the renowned Maltings Theatre and Arts Centre. Berwick's mainline railway station provides regular services to Edinburgh, Newcastle and London, making the area particularly attractive for commuters and those requiring excellent transport connections.

The wider Borders region offers an abundance of attractions, from the historic abbey towns of Kelso, Melrose and Jedburgh to a wealth of castles, country houses and sporting pursuits.

The spectacular Berwickshire coastline is also within easy reach, with picturesque fishing villages, sandy beaches and the renowned Berwickshire Coastal Path linking destinations such as Coldingham, Eyemouth and St Abbs. Opportunities for sailing, diving, birdwatching and golf are all readily available, with a number of highly regarded courses nearby. Combining the tranquillity of country living with excellent connectivity and access to a wealth of recreational opportunities, this location offers the very best of the Scottish Borders lifestyle.

Distances

Berwick-upon-Tweed Train Station 15 miles, Reston Train Station 11 miles, Dunbar 22 miles, Coldstream 10 miles, Kelso 16 miles Edinburgh Airport 54 miles, Haddington 24 miles. (distances are approximate).



Useful Links

The Riverside Café - <https://riversidebakehouse.co.uk>

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

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

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

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>

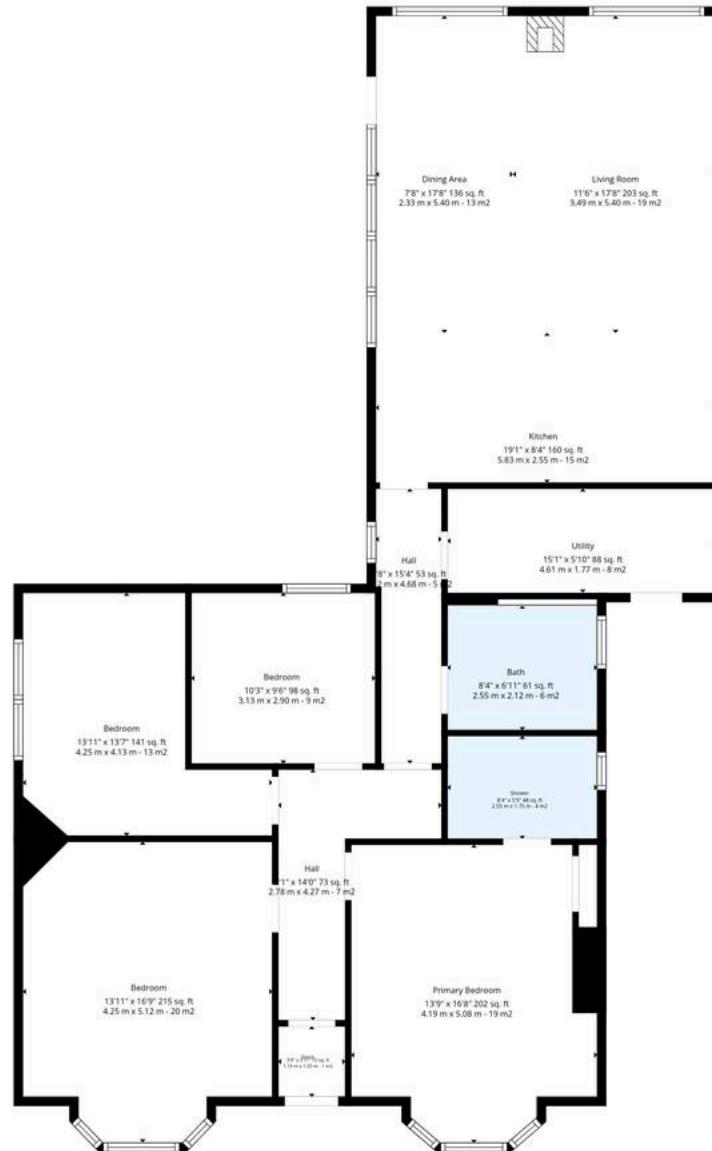
Scottish Borders Council - <https://www.scotborders.gov.uk>

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

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

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





Total: 1446 sq. Ft, 134 m2

Ground Floor: 1446 sq. Ft, 134 m2

Excluded Areas: Porch: 15 sq. Ft, 1 M2, Utility: 88 sq. Ft, 8 M2, Undefined: 5 sq. Ft, 0 M2,
Walls: 102 sq. Ft, 12 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







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/>

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