

GM

SIGNATURE ESTATES



WHINMORE GIFFORD ROAD DUNS

£270,000
FREEHOLD

Nestled in the picturesque village of Longformacus, this charming house on Gifford Road offers a delightful blend of modern living and countryside tranquillity. With a generous living space, this property boasts four/five well-proportioned bedrooms, providing ample room for families or those seeking extra space for guests or a home office.

The heart of the home is an inviting open-plan living kitchen, perfect for entertaining or enjoying family meals. The design allows for a seamless flow between the kitchen and living areas, creating a warm and welcoming atmosphere. On cooler evenings, you can cosy up by the log fire, adding a touch of comfort and charm to your living space.

Situated on an end plot, the house benefits from a sense of privacy and a lovely outdoor space, perfect for enjoying the serene countryside views that surround the property. Longformacus is known for its stunning landscapes and friendly community, making it an ideal location for those who appreciate the beauty of rural living while still being within reach of local amenities.

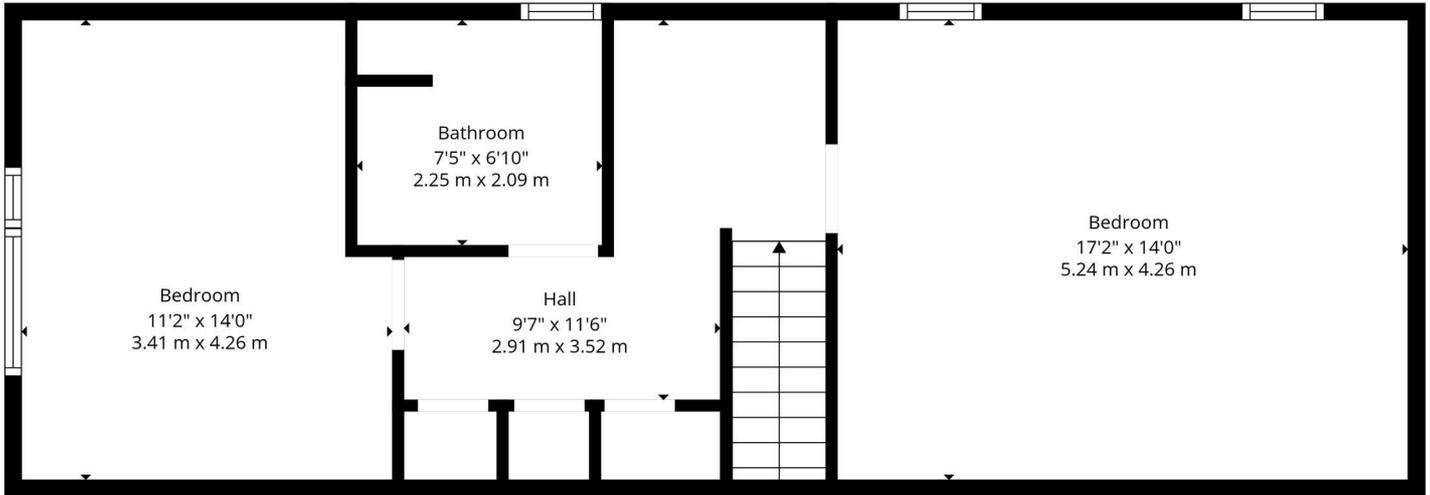
In summary, this home on Gifford Road is a wonderful opportunity for anyone looking to embrace a peaceful lifestyle in the heart of the countryside, without compromising on space or comfort.



- 4/5 spacious bedrooms • 3 modern bathrooms • Open-plan kitchen living • Cosy log fire
- Countryside end plot • Easy access to Duns







Total: 1729 sq. Ft, 161 m2
 1st Floor: 1309 sq. Ft, 122 M2, 2nd Floor: 420 sq. Ft, 39 m2
 Excluded Areas: Fireplace: 8 sq. Ft, 1 M2, Low Ceiling: 164 sq. Ft, 15 M2, Walls: 129 sq. Ft, 12 m2

Measurements Deemed Highly Reliable But Not Guaranteed



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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