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Solicitors and Estate Agents

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DUNS, 1 Teindhillgreen, TD11 3DX

Offers around £110,000 are invited

1 Teindhillgreen is a substantial and imposing property occupying a prominent location just a short distance from the town centre. The Grade B Listed building does require total refurbishment and this fact is reflected in the price but it nevertheless has the potential to be a fine home. It enjoys fine south facing views over the town towards the Cheviot Hills beyond and affords extremely bright and spacious accommodation over three floors comprising:- Hall, Sitting Room, Dining Room, Kitchen, WC, three double Bedrooms, Bathroom and Attic.

Duns is a small town with a population of around 2,625 in a lovely rural area at the foot of the Lammermuir Hills. The town has excellent shopping, recreational and educational facilities for its size, the latter having been greatly enhanced by the opening of its new secondary school in February, 2009. The tranquil surroundings of Duns Castle Nature Reserve lie to the north of the town. Duns lies approximately 15 miles from Berwick-upon-Tweed, with its mainline railway station, 17 miles from Kelso and 45 miles from Edinburgh.

See our website: www.jdca.co.uk



ACCOMMODATION GROUND FLOOR HALL

A solid front door with glazed fan light accesses a good sized hallway with stairs to first floor accommodation. High level electric meter and control box for security alarm. Wood panelling to dado height. Pendant light fitting and original cornice.

WC

A useful ground floor facility with front facing window, pendant light fitting and WC.

SITTING ROOM – 5.87m x 3.77m at longest and widest

An extremely bright, L-shaped room with one south and two west facing windows, two of which have cupboards below and all are fitted with vertical blinds. TV aerial connection and telephone point. Pendant light fitting and 9 x 13 amp power points.

DINING ROOM – 3.77m x 3.48m

Another bright room with front facing window fitted with vertical blinds and with cupboard below housing the gas meter. Tiled fireplace fitted with gas fire. Shelved display alcove. TV aerial connection and telephone point. Fluorescent strip light. 6 x 13 amp power points. Open access to:-

KITCHEN – 1.70m x 1.60m

With north facing window fitted with extractor fan. Stainless steel sink unit with splashback tiling. Large understair cupboard, coat pegs, pendant light fitting, cooker point and 2 x 13 amp power points.

FIRST FLOOR LANDING

The stairs from the hall turn to the first floor landing with pendant light fitting and coat pegs. A partly glazed door at the turn of the stairs accesses a vennen with right of access for maintenance purposes only.

BEDROOM 1 – 4.70m x 2.82m at longest and widest

A bright, slightly L-shaped room with south and east facing windows. Cupboard housing the hot water tank. Pendant light fitting and 6 x 13 amp power points.

BEDROOM 2 – 3.80 x 3.16m

An extremely bright room with south and west facing windows. Shelved press. Original cornice and dado rail. Pendant light fitting and 5 x 13 amp power points.

BEDROOM 3 – 2.77m x 2.62m plus recess 1.88m x 1.17m

With west facing window, original cornice, pendant light fitting and 2 x 13 amp power points.

BATHROOM – 1.99m x 1.94m

With rear facing window. White three piece bathroom suite comprising WC, wash-hand basin with mirror over and bath with wet boarding and Mira electric shower over. Storage shelving. Wall mounted fan heater, tiled floor and pendant light fitting.

SECOND FLOOR LANDING

The stairs continue up to the attic floor with rear facing window and skylight affording natural light.

BEDROOM 4 – 5.40m x 4.32m

A spacious, L-shaped room with west facing dormer window, south facing skylight and coombed ceiling. Shelved storage cupboard, coat pegs and shelving. 2 x 13 amp power points.

ATTIC SPACE

This large L-shaped space houses the cold water tank and has south and east facing Velux windows, coombed ceiling and pendant light fitting.

COUNCIL TAX

The property is in Band C.

ENERGY EFFICIENCY RATING G.

SERVICES

The property is served by mains gas, electricity, water and drainage. There is a telephone connection.

MISCELLANEOUS

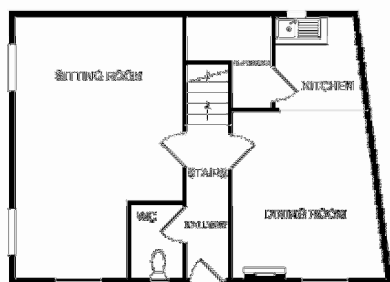
The property is Grade B Listed.

VIEWING

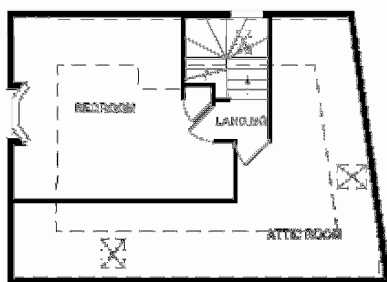
Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

OFFERS

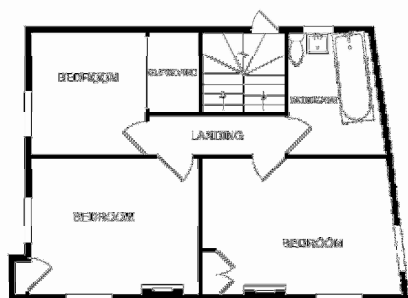
Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.



GROUND FLOOR



2ND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan, architectural drawings, measurements of doors, windows, stairs and any other feature are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The drawings, specifications and other information have been prepared on the basis of the best available information at the time of preparation and no liability is accepted for any error or omission.



NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.