

J D Clark & Allan, WS

Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
Berwickshire
TD11 3DR
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DUNS, 49 Market Square, TD11 3BZ
Guide Price £290,000



DESCRIPTION

This impressive town house enjoying a central location overlooking the town's Market Square presents a rare opportunity to acquire a substantial family home of character with the added bonus of office/workspace facilities or even a potential granny annexe in the form of a detached building to the rear. The house itself has retained some lovely period features such as decorative cornices, cast iron balustrades, some working shutters etc and affords extremely spacious and flexible accommodation over five floors as follows:-

Basement: Three main rooms with storage recesses off

Ground Floor: Entrance Hallway, Office, Laundry/Pantry and WC

First floor: Family Room, Sitting Room, Dining Kitchen and Bathroom.

Second Floor: 4 double Bedrooms and Shower Room.

Attic Floor: 2 double Bedrooms and Boiler Room/Store

A gated area to the rear with CCTV cameras provides secure parking for up to five vehicles along with a sunny, paved patio area.

LOCATION

Duns is a small town with a population of around 2,625 in a lovely rural area at the foot of the Lammermuir Hills. It has excellent shopping and educational facilities for its size, the latter having been greatly enhanced by the opening of its new secondary school in 2009. For those interested in recreational pursuits, pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well catered for with a fine 18 hole golf course, swimming pool and tennis courts. More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed which also has a mainline railway station (15 miles) and Kelso (approximately 19 miles).

ACCOMMODATION

GROUND FLOOR

The main door accesses an entrance hallway with a room currently utilized as an office to one side. A partly glazed door leads through to an inner hallway with stairs to first floor and further door accessing the basement. A further series of doors and passageways with a small laundry space/pantry and WC in turn leads to the secure parking area and garden to the rear. Another small enclosed yard can also be accessed from the WC.

FIRST FLOOR

HALLWAY

The stairs to the first floor have a large south facing window and one wall light. A glazed door accesses the hall with stairs to 2nd floor. Triple light fitting, telephone point and radiator.

FAMILY ROOM – 5.30m x 4.65m

A generously proportioned room with large front facing window. Recessed fireplace with decorative tile surround and marble hearth housing a coal effect gas fire. Elaborate ceiling light. Carbon monoxide detector and radiator.





SITTING ROOM – 6.94m x 5.10m

An extremely bright and impressive room with north and south facing windows with working shutters and fitted with vertical blinds. Feature fireplace with timber surround and marble effect insert and hearth housing a coal effect gas fire. Elaborate ceiling light with two matching wall light fittings. Shelves present with symmetrically placed dummy door and further door to returning to family room. Carbon monoxide detector. Pitch pine woodwork. Two radiators.

DINING KITCHEN – 4.08m x 3.77m

With south and west facing double glazed windows. A range of medium oak base and wall mounted units with splashback tiling provides excellent storage and work surfaces. Deep stainless steel sink with mixer tap. Five ring gas hob with large extractor hood over and double built-in oven. Beamed ceiling and vinyl flooring. Carbon monoxide detector, pendant light and four spot light fittings.

The stairs continue upwards with a useful **WC** on the turn of the stair and south facing window. A mezzanine level houses:-

BATHROOM – 3.94m x 3.58m

A very spacious bathroom with slightly combed ceiling, south facing skylight and west facing window fitted with vertical blinds. Coloured four piece suite comprising large corner spa style bath with electric shower over, WC, bidet and vanity wash-hand basin with mirror over and wall lights to either side over. Storage unit with louvre doors. Shaver point. Vinyl flooring. Recessed spotlights, loft access and radiator.

SECOND FLOOR

LANDING

L-shaped landing with two pendant light fittings, radiator, smoke alarm and carbon monoxide detector.

BEDROOM 1 – 4.60m x 3.04m

A well proportioned room with front facing window. Quality overbed storage unit with wardrobes to either side. Pendant light fitting and radiator.

BEDROOM 2 – 3.59m x 2.75m

Another double bedroom with front facing window fitted with wooden curtain pole. Pendant light fitting and radiator.

BEDROOM 3 – 3.60m x 3.58m

A good sized double bedroom with front facing window fitted with wooden curtain pole and vertical blinds. Overbed storage unit with wardrobes to either side and further wardrobe unit. Triple light fitting and radiator.

BEDROOM 4 – 3.20m x 2.77m

Double glazed rear facing window fitted with brass curtain pole. Pendant light fitting and radiator.

SHOWER ROOM – 2.78m x 2.09m

A bright and spacious fully tiled shower room with double glazed south facing window fitted with vertical blinds. Two piece suite comprising a larger corner shower cubicle with electric shower and vanity wash-hand basin with wall mounted tilting mirror over. Recessed spotlights, shaver point and heated towel rail.



ATTIC FLOOR LANDING

The stairs continue up to the L-shaped attic landing with walk-in store/boiler room. Small south facing skylight. Combed ceiling with eaves storage cupboards along the entire length of one wall. Wall light and two smoke alarms.

BEDROOM 5 – 4.80m x 3.51m

With south facing Velux fitted with blind and slightly coombed ceiling. Recessed spotlights, loft access and radiator.

BEDROOM 6 – 3.46m x 3.27m

Also with south facing Velux window fitted with blind, coombed ceiling and triple spotlight fitting.

BASEMENT

A door from the inner hallway at ground floor level leads down to the spacious basement comprising mainly of three rooms with storage recesses off.

OUTBUILDING – 5.48m x 4.48m

Formerly used as a takeaway kitchen, a separate building to the rear of the property offers excellent potential as office/workshop/studio facilities or perhaps, if required, could easily convert to a self contained granny annexe subject to all necessary consents being obtained. WC and walk-in storage cupboards.

OUTSIDE

A gated and secure area lies to the rear of the property comprising a south facing patio area and parking for up to five cars. Four CCTV cameras are linked to a monitor within the house. A timber-built shed is included in the sale. Outside tap and external power points.

EXTRAS

All carpets, floor coverings, curtain poles, blinds, light fittings and white goods are included in the sale.

SERVICES

The property is served by mains gas, electricity, water and drainage. There are telephone and satellite connections.

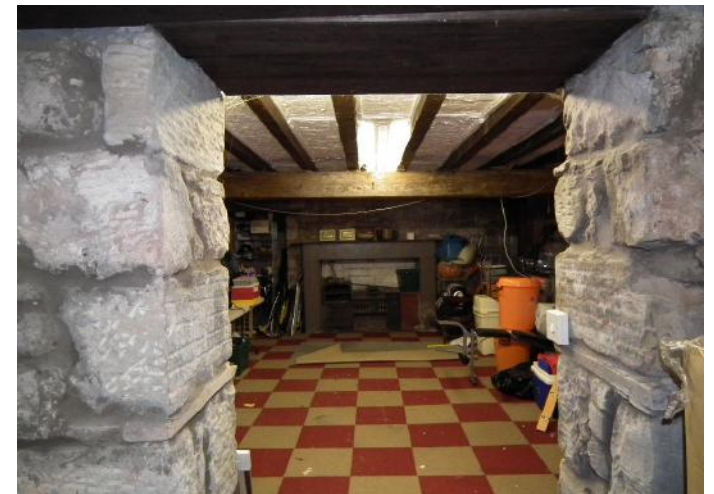
COUNCIL TAX

The property is in Band C.

ENERGY EFFICIENCY RATING E.

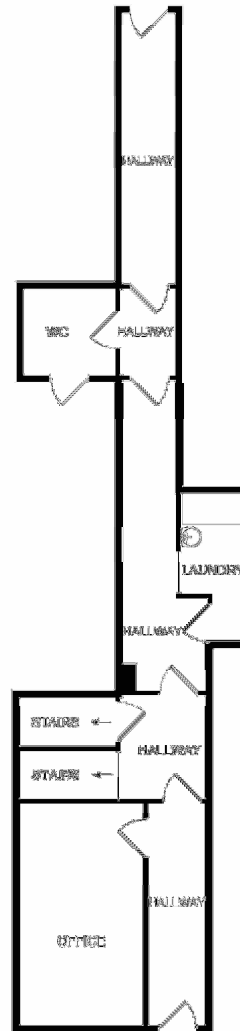
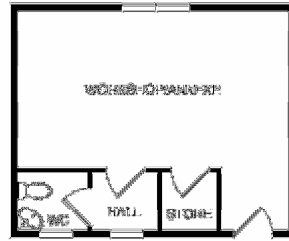
VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the selling solicitors.





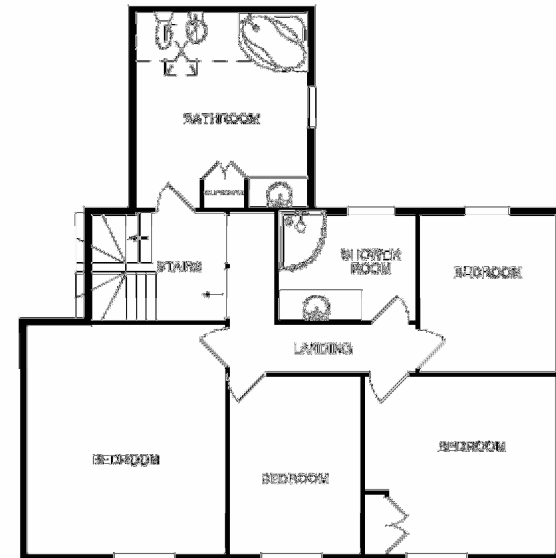
BASEMENT LEVEL



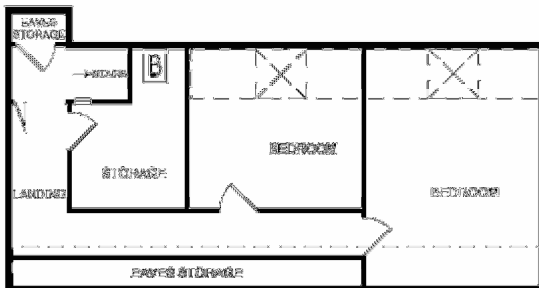
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan and level here, measurements of doors, windows, rooms and any other parts are approximate and the responsibility is taken for any error, omissions or non-compliance with plans or drawings, drawings and plans should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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