

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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49 Market Square

Duns, TD11 3BZ

Guide Price £290,000



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 annex 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.



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Basement:
Three main rooms with storage recesses

Ground Floor:
Entrance Hallway
Office
Laundry/Pantry
WC

First floor:
Family Room
Sitting Room
Dining Kitchen
Bathroom

Second Floor:
4 Double Bedrooms
Shower Room

Attic Floor:
2 Double Bedrooms
Boiler Room/Store



Location

Centered around an attractive market square, the former market town of Duns enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by a state of the art secondary school and newly refurbished primary school while the recently enhanced Volunteer Hall provides an excellent venue for many community activities. Local attractions include the newly extended and refurbished Jim Clark Motorsport Museum, housing over 100 trophies and memorabilia from the life of the world famous racing driver. Pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well provided for with a fine 18 hole golf course, swimming pool and tennis courts. There is an east coast mainline train station at the village of Reston (10miles). More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed (16 miles) and Kelso (17 miles).

Fixtures and Fittings

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.

EPC

E

Council Tax

C

Viewing

Strictly by appointment with the Selling Agent

Entry

By mutual agreement



**Interested in this property?
Call 01573 400399**

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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