

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House
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Duns
TD11 3DR

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DUNS, 5 Teindhillgreen, TD11 3DX

Guide Price £180,000

Formed by the amalgamation of two properties and enjoying a convenient location just a short walk from the town centre this quirky, yet spacious south facing property would make an ideal family home. It affords flexible, well proportioned accommodation over three floors comprising:- Dining Kitchen, Sitting Room with Study Area off, Hallway, Master Bedroom with en-suite Shower Room, two single Bedrooms, Walk-in Linen Cupboard, Family Bathroom and large attic Bedroom with lovely south facing views towards the Cheviot Hills. A split-level timber-built extension to the side and rear of the property comprises a utility area and a multi-purpose room which, with a bit of upgrading could make a lovely garden room or studio. Gas central heating and double glazing are installed and a very private and enclosed area of garden ground lies to the rear.

Centred around an attractive market square, the former market town of Duns, with a population of approximately 2625, 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 reburbished Jim Clark Motorsport Museum, housing over 100 trophies and memorabilia from the life of the world famous racing driver and the magnificent Manderston House which boasts the only silver staircase in the world and a marble dairy. 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 provided 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).

See our website: www.jdca.co.uk

**ACCOMMODATION
GROUND FLOOR
HALLWAY**

The front door accesses a small hallway with painted staircase to first floor. Internal window to study area. Understair cupboard. Telephone point. Pendant light fitting, smoke alarm, central heating thermostat, radiator and 2 x 13 amp power points. Glazed door to:-

SITTING ROOM – 4.60m x 3.80m

A spacious and well proportioned room with south facing window with cupboard below housing the gas and electric meters. French door to garden. Fireplace recess with timber surround. Shelved display alcove with cupboard below. Wood flooring. TV aerial connection, telephone point, pendant light fitting, radiator and 5 x 13 amp power points. Step up to:-

STUDY AREA – 5.76m x 1.90m at widest

Forming part of a timber clad extension to the rear this split level room has a west facing window. Wood flooring. Triple ceiling light fitting and flush wall light fitting. Radiator and 2 x 13 amp power points. Internal window and partly glazed door to:-

UTILITY AREA – 2.20m x 1.90m

Also forming part of the extension this has a high level north facing window. Cold water tap and plumbing for automatic washing machine. Coat pegs, pendant light fitting and 2 x 13 amp power points. Metal steps up to:-

GARDEN ROOM/STUDIO – 4.20m x 3.58m

With west and north facing windows overlooking the garden and door to garden this multi-purpose room could, with some refurbishment make an ideal garden room or studio/work space. Ceiling light and 2 x 13 amp power points.

Returning to the Sitting Room, two steps lead down to:-

DINING KITCHEN – 5.24m x 4.47m

A spacious room with large south facing windows and partly glazed doors to front and rear. A range of wall mounted and freestanding kitchen units provide ample storage and work surfaces. Belfast sink with mixer tap. Recess housing original cast iron fireplace. Shelved recess. Tiled flooring. Pendant light fitting. Radiator, cooker point and 10 x 13 amp power points.

**FIRST FLOOR
LANDING**

Front facing window with cupboard below and stair to second floor. Painted floor boards. Flush fitting wall light, radiator and 2 x 13 amp power points.

BATHROOM – 2.34m x 1.77m

Double doors access the bathroom which has a rear facing window. Modern white, three piece suite comprising pedestal wash-hand basin, WC and bath. Wood effect panelling to dado height and painted floor. Triple spotlight fitting, wall light fitting and radiator.

A door from the landing accesses a corridor with two pendant light fittings, smoke alarm, radiator and 2 x 13 amp power points.

BEDROOM 1 – 4.60m x 3.07m at widest

A spacious, L-shaped room with south facing window and shelved storage recess. Pendant light fitting and 6 x 13 amp power points. There is no radiator in this room.

En Suite – 1.95m x 1.86m

With rear facing window and cream coloured three piece suite comprising pedestal wash-hand basin, WC and corner shower cubicle with electric shower and tiled splashbacks. Vinyl flooring. Wall mounted mirror. Double spotlight fitting and wall light fitting. Radiator.

BEDROOM 2 – 3.83m x 1.86m

A single room with south facing window, varnished wooden floor, pendant light fitting, display shelf, radiator and 2 x 13 amp power points.



Information provided is for general guidance only and does not constitute a contract. The seller is not responsible for any errors or omissions in this information. The buyer is advised to verify all information and to conduct their own survey. The seller is not responsible for any damage to the property or any loss of money or other property. The seller is not responsible for any loss of money or other property. The seller is not responsible for any loss of money or other property.

WORKROOM/BEDROOM 3 – 2.92m x 1.77m

A small room with front facing window, this could be utilised as a nursery or perhaps a work room. Varnished wooden floor, pendant light fitting, radiator and 2 x 13 amp power points.

WALK-IN LINEN CUPBOARD – 1.77m x 1.54m

Rear facing window with cupboard below and overlooking the garden. Built-in floor to ceiling cupboards and open access to boiler cupboard. Pendant light fitting and carbon monoxide detector.

SECOND FLOOR LANDING

A small landing with skylight and cupboard housing the cold water tank. Pendant light fitting and smoke alarm.

ATTIC BEDROOM – 4.80m x 4.10m

An extremely bright and spacious room with large south facing dormer window enjoying a fine view over the town towards the distant Cheviot Hills. Coombed ceiling. Two built-in storage cupboards.

OUTSIDE GARDEN

An enclosed, two part garden lies to the rear of the property. Accessed via a flight of wide concrete steps from both the kitchen and sitting room or directly from the garden room. A covered area immediately to the rear of the property affords access to a stone-built outhouse/garden store.

EXTRAS

All floor coverings and light fittings are included in the sale.

COUNCIL TAX - Band C.

ENERGY EFFICIENCY RATING D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

SERVICES

The property is served by mains electricity, gas, water and drainage.

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.

NOTE

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

