

J D Clark & Allan, WS

Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
Berwickshire
TD11 3DR
Tel: (01361) 882501
Email: property@jdca.co.uk



DUNS, 20 Newtown Street, TD11 3DT
Offers around £350,000 are invited



Dating from the early 20th century this substantial, end-terraced property occupies a fine central location with convenient access to all town centre shops and amenities. Radiating character and charm it has been sympathetically maintained over the years and while a purchaser may now wish to upgrade certain aspects it nevertheless provides bright, elegant and spacious family sized accommodation exuding a seldom found sense of bye-gone grandeur with several notable features including original cornices, doors, heavily moulded door frames, deep skirtings and a fabulous stained glass window. Gas-fired central heating is installed along with some secondary glazing and the property benefits from excellent storage facilities including a large wood lined attic extending the full length of the property. Immediately to the rear of the property lies a gravelled and paved courtyard from which a short flight of steps leads up to a surprisingly large and secluded garden.

LOCATION

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 refurbished 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).



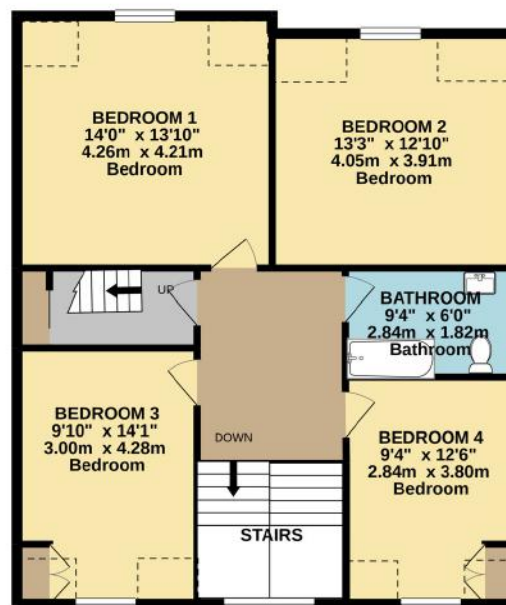
ACCOMMODATION

The property is accessed from the side where a substantial door leads into a good sized vestibule containing a modern electric meter and fuse box. A partly glazed internal door leads into a spacious L-shaped hall with an impressive staircase to first floor. To the left of the hall is the study with fitted bookshelves and partly glazed door to the courtyard. Across the hall is an opulent formal dining room with twin front facing windows and fitted display shelving. Next door is the well proportioned sitting room also with twin front facing windows. This has a marble fireplace with wooden surround and shelved storage recess but perhaps the most notable feature of this room is its decorative plaster ceiling. To the rear of the hall is a useful downstairs shower room with understair recess. The kitchen is also located to the rear with window overlooking the courtyard and shelved storage area. This is fitted with a range of white base units, stainless steel sink, integrated fridge and built-in hob and oven. Off the kitchen is a back hall with door to the courtyard and open access to the side facing utility room and store beyond. The central heating boiler is housed in the utility room which is plumbed for a dishwasher and automatic washing machine.

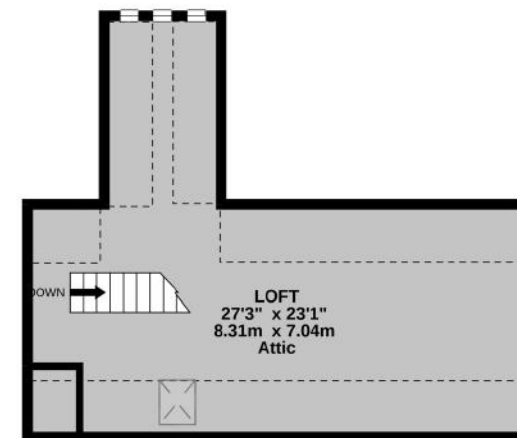
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix @2021

COUNCIL TAX

The property is in Band E. Amount payable 2021/22 is £2,208.72.

ENERGY EFFICIENCY RATING E.

MISCELLANEOUS

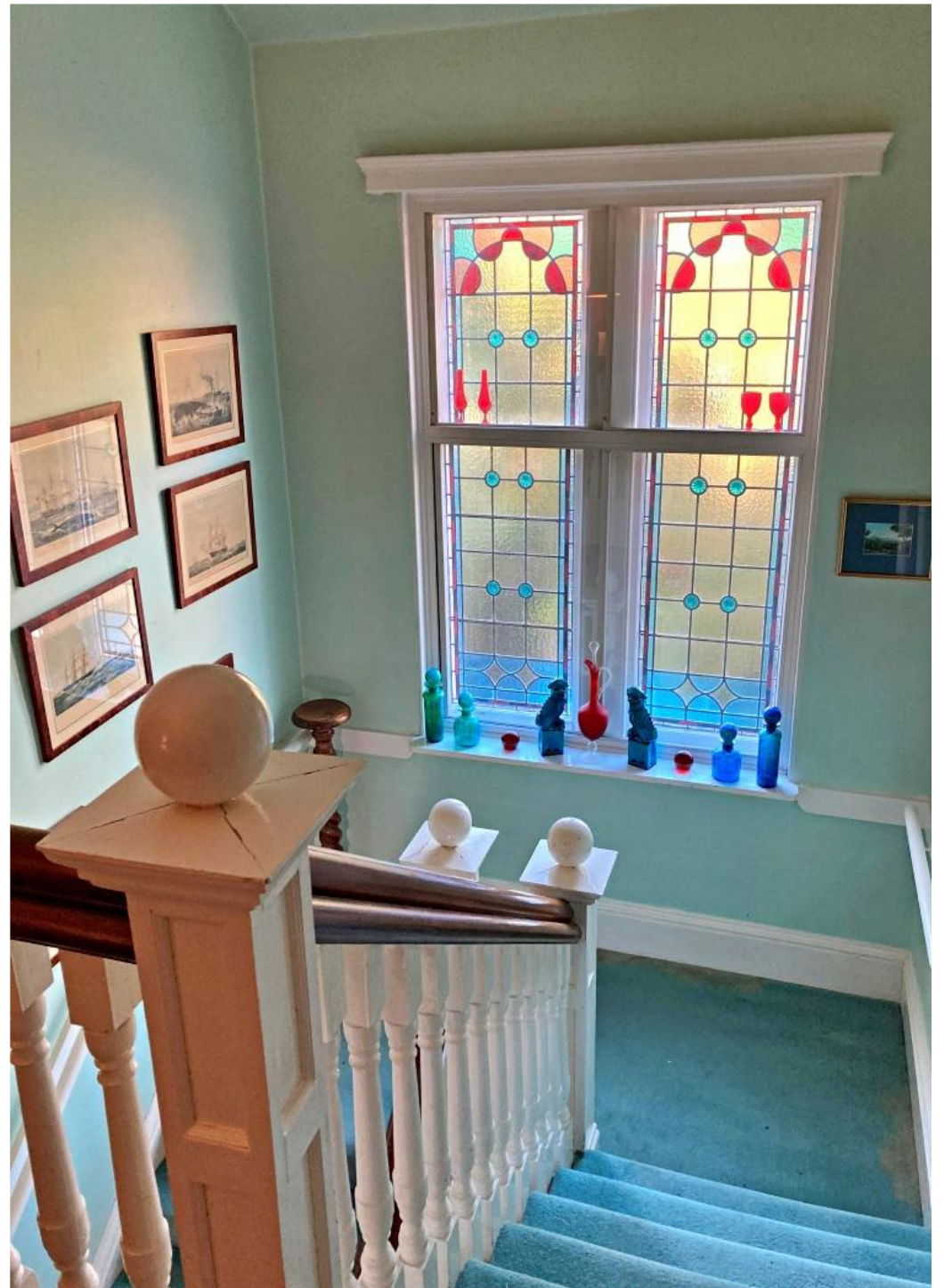
The property is Category C Listed.

Returning to the front hallway the stairs turn up to the first floor. A large rear facing stained glass window provides a stunning feature on the half landing and also provides excellent natural light to the spacious landing. The two larger front bedrooms are front facing with views over Newtown Street while the smaller rear facing bedrooms overlook the garden. The bathroom has a side facing window and three piece bathroom suite comprising WC, pedestal wash-hand basin and bath with shower attachment over. A further door off the landing accesses an airing cupboard with steep wooden steps leading up to a large timber-clad attic with surrounding eaves storage, three small front facing windows and rear facing skylight. Benefitting from power and light this space could perhaps be utilised as a workspace or games/hobby room.

SERVICES

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







OUTSIDE

A small gravelled area bounded lies to the front of the property. Immediately to the rear of the property is a gravelled courtyard with steps leading up to a surprisingly large garden affording exceptional privacy and seclusion. The first part is mainly laid to lawn bounded and interspersed by a variety of mature trees and shrubs and beyond this is a small woodland garden providing an excellent habit for wildlife. A small overgrown pond and brick built garden store are located to one side.

VIEWING

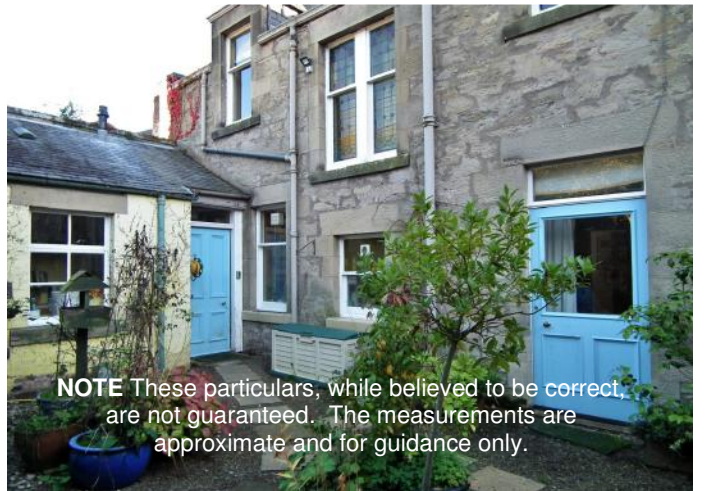
Viewing is highly recommended but strictly by appointment through the Selling Solicitors.

EXTRAS

All blinds, curtain poles and light fittings are included in the sale.

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.