



DESCRIPTION

12 Glebe Park is a two-bedroom terraced property in a well-established residential development within easy walking distance of the town center and is presented in move-in condition throughout. The property benefits from a large insulated garden room to the rear with lights and electric with an interior floor area of 5.1m x 2.7m which would have many uses such as a home office / studio. The front garden is laid to gravel with a decked area, the rear garden is fully enclosed and accessed via the vennel.

The accommodation comprises: Sitting Room, open plan Kitchen/Dining Room, Bedroom 1, Bedroom 2, Bathroom & Garden Room

LOCATION

Centred 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 (10 miles). More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed (16 miles) and Kelso (17 miles).

12 Glebe Park, Duns, TD11 3EE
Offers over £135,000

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DIRECTIONS

Please use the postcode TD11 3EE or what3words ///spoon.abode.unloading

COUNCIL TAX - B

ENERGY EFFICIENCY RATING - E

TENTURE - Freehold

SERVICES

The property is served by mains electricity, drainage, gas and water, heating is by gas fired boiler to radiators.

VIEWING

Viewing is highly recommended but strictly by appointment through the selling agent.

EXTRAS

All light fittings and floor coverings are included in the sale. The garden room is also included

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.

