

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**4 North Street,  
Duns, TD11 3AP**

**OIRO £149,000**



\*\*\*£5000 below Home Report Value\*\*\*

Conveniently located in a very central location, within the popular town of Duns, 4 North Street is a deceptively spacious three bedroom townhouse perfectly suited as an investment property. The accommodation comprises: Kitchen, Lounge, Study, Bathroom, Bedroom with En-suite, Two Further Bedrooms. Externally, there is a small courtyard to the rear. Viewing recommended to fully appreciate.





# 4 North Street, Duns, TD11 3AP

OIRO £149,000

Ground Floor:  
Kitchen

First Floor:  
Lounge  
Study  
Bedroom  
Bathroom

Attic Floor:  
Bedroom with Ensuite  
Further Double Bedroom

Gas Central Heating  
Double Glazing

Communal Entrance  
Courtyard to the Rear





### 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).

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains Drainage, Water, Electricity and Gas. Double Glazing & Gas Central Heating.

### EPC

E

### Viewings

Strictly by appointment with the Selling Agent.

### Council Tax Band

C

### Entry

By mutual agreement.



## Interested in this property? Call 01573 400399

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
Fax: 01573 400388  
Email: kelso@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



### 4 North Street, Duns

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft  
Attic Floor = 38.5 sq m / 414 sq ft  
Total = 106.3 sq m / 1144 sq ft

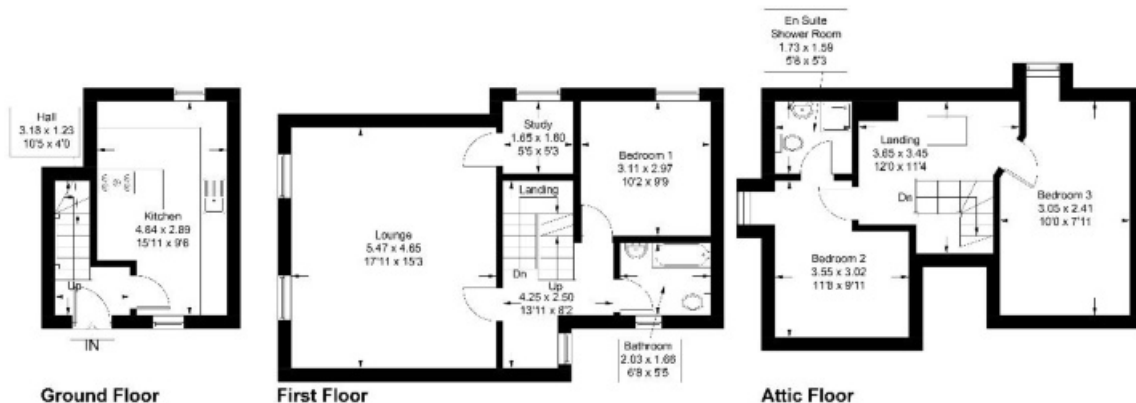


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114384)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.