

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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47 Newtown Street, Duns, TD11 3AU

Guide Price £175,000



Located in the popular Berwickshire town of Duns, this substantial five-bedroom semi-detached home presents a fantastic opportunity for buyers seeking a property to renovate and truly make their own. The property offers generous accommodation and enormous potential for transformation, featuring a generously sized rear garden, perfect for families, or those looking to create an attractive outdoor living space. An outbuilding offers additional storage or potential for workshop use, while on-street parking is available to the front of the property. Ideally situated, the property is just a short walk from a range of local amenities including shops, cafés and essential services. Families will appreciate the close proximity to both the local Primary School and Berwickshire High School. Viewing is highly recommended to fully appreciate the scope and potential this home has to offer.



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Ground Floor:
Hall
Lounge
Conservatory
Dining Kitchen
Kitchen/Utility Room

First Floor:
Landing
Three Bedrooms
Bathroom

Attic:
Landing
Two Further Bedrooms
Box Room/Store

Gas Central Heating
Double Glazing

Rear Garden
Outbuilding
On-Street Parking



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, Gas and Electricity. Double Glazing & Gas Central Heating.

EPC

E

Viewings

Strictly by appointment with the Selling Agent.

Council Tax Band

D

Entry

By mutual agreement.



Interested in this property? Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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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



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Approximate Gross Internal Area = 171.4 sq m / 1845 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1207336)

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.