

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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19 Earlsmeadow, Duns, TD11 3AQ

Guide Price £140,000



Tucked away in a desirable cul-de-sac location, this well-proportioned three-bedroom semi-detached property offers an excellent opportunity for first-time buyers or young families. Conveniently located within walking distance of Duns market square, residents will enjoy easy access to a range of local amenities, including shops, cafes and essential services. Both the local primary and secondary schools are just a short walk away, making this an ideal choice for families. The property benefits from generous garden grounds to the front, side, and rear—perfect for outdoor living, gardening, or future extension potential (subject to planning consent). This appealing home combines comfort, convenience and potential in a sought-after location. Early viewing is highly recommended.



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Ground Floor:
Entrance Hallway
Lounge
Kitchen
Bathroom

First Floor:
Landing
Three Bedrooms

Gas Central Heating
Double Glazing

Garden Grounds to the Front, Side and Rear
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

D

Viewings

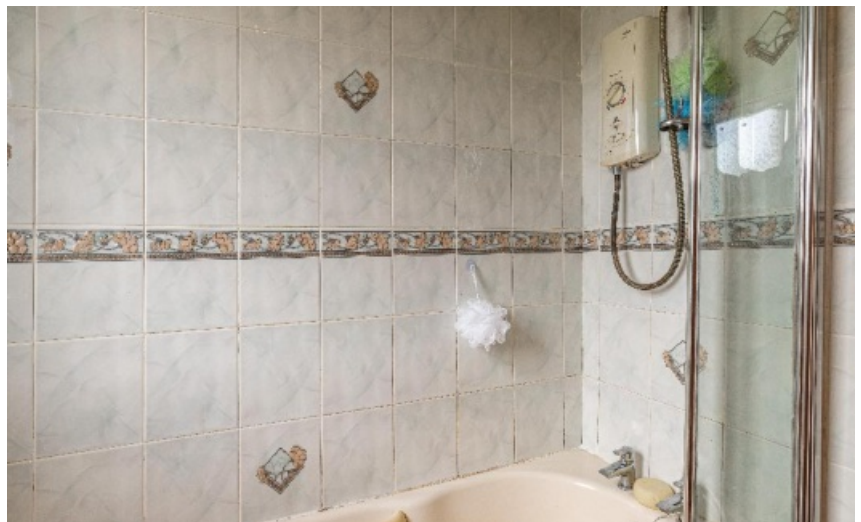
Strictly by appointment with the Selling Agent.

Council Tax Band

B

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
79.28 sq m / 853 sq ft



Illustration for identification purposes only. measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1209751)

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.