

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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18/3 Bridgend, Duns

TD11 3ER

Guide Price £110,000



18/3 Bridgend is a beautifully presented two-bedroom maisonette, forming part of an attractive period property that has been thoughtfully converted into individual apartments. Spread over the first and second floor, the home offers stylish and spacious accommodation including a bright lounge, a modern dining kitchen, snug/study, useful utility cupboard, two generous double bedrooms and large bathroom. The current owners have tastefully upgraded the property while carefully retaining many charming original features. Situated in a well-kept and quiet residential area, it's just a short five-minute walk from the centre of Duns and all its excellent local amenities—making it an ideal home for those seeking character, comfort, and convenience.



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Internal Stairs
Hall
Lounge
Dining Kitchen
Snug/Study
Utility Cupboard
Bathroom
Two Double Bedrooms

Gas Central Heating
Double Glazing



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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

EPC

D

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
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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



18/3 Bridgend, Duns

Approximate Gross Internal Area
100.0 sq m / 1076 sq ft



Illustration for identification purposes only. measurements are approximate, not to scale. Fourlabs.co.uk (ID1220055)

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.