

Kelso

Call 01573 400399



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12 Sinclairshill, Duns

TD11 3LU

Guide Price £210,000



12 Sinclairshill is a beautifully presented semi-detached former bungalow, extended into the attic to provide two generous double bedrooms and a family bathroom, while the ground floor offers an inviting hall and staircase, bright lounge with multi-fuel stove and patio doors opening onto a private terrace, kitchen with dining area, comfortable double bedroom and contemporary shower room. Thoughtfully modernised to an exceptional standard throughout, the property boasts stunning, uninterrupted countryside views from every window, a neat garden, useful detached outhouse and wood store plus private drive. A property that really must be viewed to fully appreciate its quality and beautiful setting.



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GROUND FLOOR:

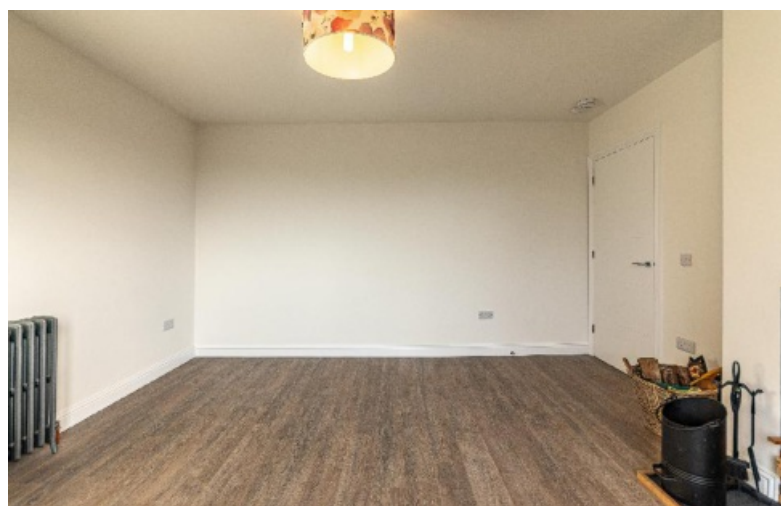
Hall
Lounge
Kitchen with Dining Area
Double Bedroom
Shower Room

FIRST FLOOR:

Two Double Bedrooms
Bathroom

Gas Central Heating
Multi-Fuel Stove in Lounge
Double Glazing

Garden
Outhouse
Log Store
Drive



Location

Sinclairshill is a small, picturesque hamlet on the outskirts of the historic market town of Duns in the Scottish Borders, set amid rolling farmland with fine country estates nearby. The surrounding area offers easy access to Duns' local shops and amenities, a network of scenic walking routes and lochs and the wider Berwickshire coast — making it ideal for buyers who want peaceful Borders living with practical convenience. Sinclairshill provides a lovely base for outdoor pursuits, country drives and exploring the distinctive villages and estates of the Borders.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The American fridge freezer can be included by separate negotiation.

Services

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

EPC

C

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



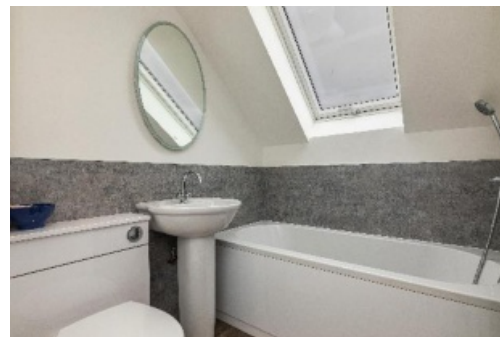
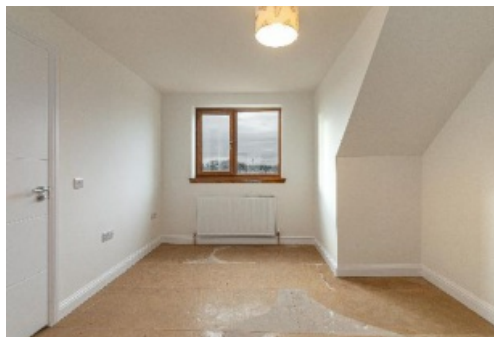
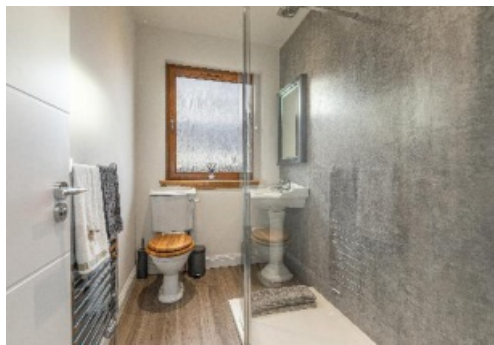
**Interested in this property?
Call 01573 400399**

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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



12 Sinclairshill, Duns

Approximate Gross Internal Area = 113.64 sq m / 1223 sq ft

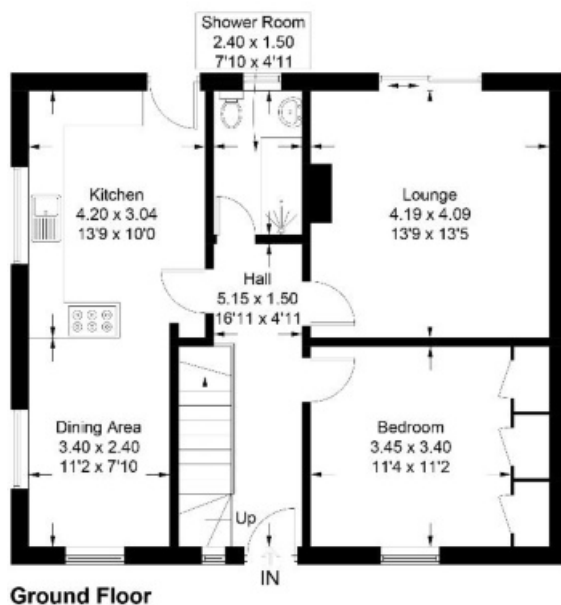


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1262464)

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.