

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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42 Glebe Park, Duns

TD11 3EE

Guide Price £135,000



42 Glebe Park, Duns is an ideal starter home offering fantastic potential in a highly convenient location, less than a minute's walk from the town centre and its excellent range of amenities. This end-terraced property provides well-proportioned accommodation including a bright lounge, dining kitchen, rear porch, two generous double bedrooms and a shower room. The property enjoys gardens to both the front and rear, complete with a greenhouse and shed. While the house would benefit from a degree of upgrading, it presents a wonderful opportunity for buyers to add value and create a home tailored to their own style and needs. Viewing highly recommended.



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Vestibule
Hall
Lounge
Dining Kitchen
Rear Porch
Two Double Bedrooms
Shower Room

Electric Heating
Double Glazing

Garden
Greenhouse
Shed



Location

Centered 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 and electricity. Electric heating, double glazing.

EPC

F

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
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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
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Kelso,	Tel 01573 400 399
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



42 Glebe Park, Duns

Approximate Gross Internal Area = 85.0 sq m / 915 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (D1278919)

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.