

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Craignethan Todlaw Road Duns

TD11 3EW

**Offers Over £300,000**



Craignethan is a beautifully presented detached three-bedroom home, ideally located in one of Duns' most sought-after and peaceful residential areas, yet within comfortable walking distance of the town centre and its excellent amenities, shops and restaurants. The property has been successfully extended to the rear to create a lovely sun room, adding a bright and welcoming space that enjoys views over the garden. Further accommodation includes: Hall, lounge, dining kitchen, downstairs WC, three well-proportioned bedrooms and a family bathroom with separate shower. Externally, the home is enhanced by a generous and immaculate garden that surrounds the property, along with a garage, driveway, summerhouse and two useful sheds. Viewing is highly recommended to truly appreciate everything this delightful home has to offer.



# Craignethan Todlaw Road Duns

TD11 3EW

Offers Over £300,000

Hall  
Lounge  
Dining Kitchen  
Sun Room  
Downstairs WC  
Three Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing  
Solar Panels

Generous Garden to Front, Side & Rear  
Summerhouse  
Two Sheds  
Garage  
Drive



### 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, gas, water and electricity. Gas central heating, double glazing, solar panels.

### EPC

B

### Council Tax Band

E

### 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  
Fax: 01573 400388  
Email: kelso@cullenkilshaw.com

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
Tranent,	Tel 01875 611211



**Craignethan, Todlaw Road, Duns**

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft

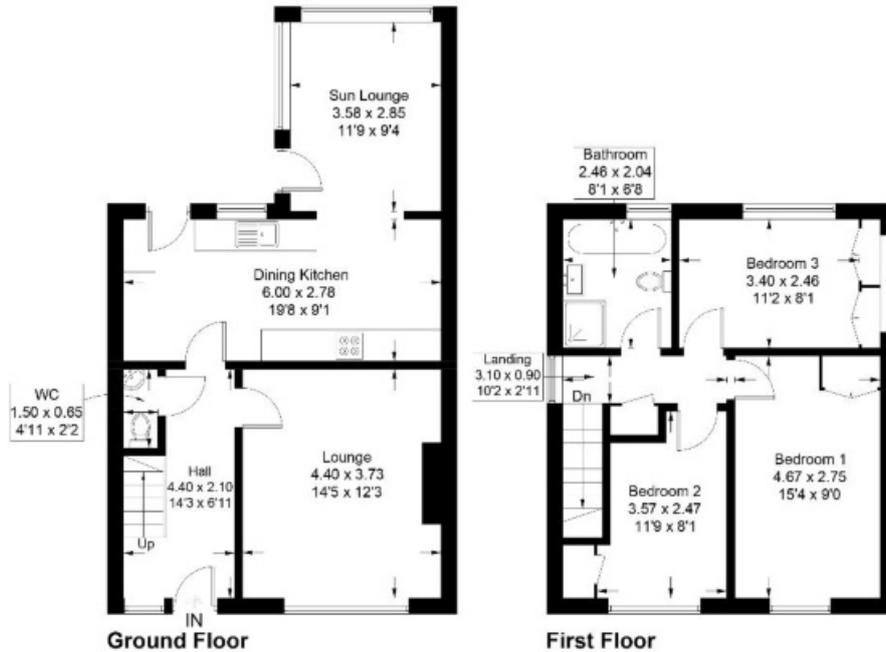


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284383)

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.