

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Caldra Neuk Duns

TD11 3RA

Offers Over £360,000



Set in a peaceful rural location, just four miles from the historic market town of Duns, Caldra Neuk is a beautifully presented detached bungalow offering the perfect blend of country living and convenience. The property provides bright, spacious accommodation all on one level, including a vestibule, hall, sitting room, conservatory, dining kitchen, utility room, WC, three double bedrooms and a shower room. Externally, there is an exceptionally large garden, drive and two substantial sheds that could be used as garages if required. Surrounded by the rolling countryside of the Scottish Borders, the home enjoys a wonderful sense of space and outlook, with excellent walking, cycling and outdoor pursuits nearby, while everyday amenities, schools and local services are within easy reach in Duns. The railway station at Berwick-upon-Tweed offers convenient connections further afield to Edinburgh, Newcastle and beyond and can be reached in around 15 minutes.



Caldra Neuk Duns

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Vestibule
Hall
Sitting Room
Conservatory
Dining Kitchen
Utility Room
WC
Three Double Bedrooms
Shower Room

Oil Fired Central Heating
Multi-Fuel Stove in Lounge
Double Glazing

Large Garden
Two Large Timber Sheds
Drive



Location

Caldra Neuk is located around 4 miles from 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. Caldra Neuk 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.

Services

Mains water and electricity, private drainage. Oil fired central heating, double glazing.

EPC

D

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

Also At:

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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Caldra Neuk, Duns

Approximate Gross Internal Area = 125.9 sq m / 1355 sq ft

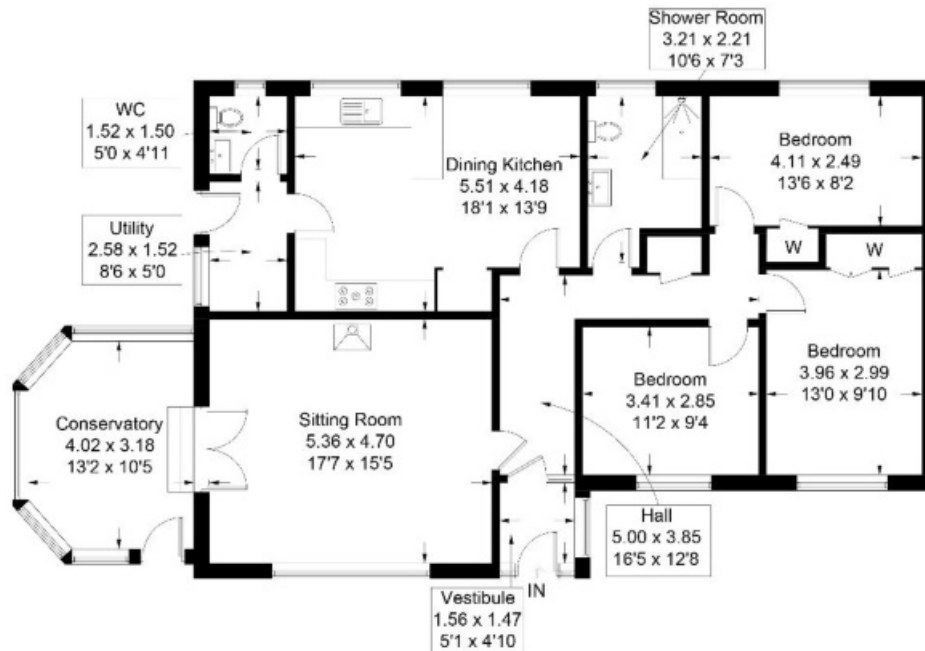


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289030)

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.