

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Glebe Park, Duns

TD11 3EE

Guide Price £165,000



Set within a popular residential area of Duns, this is a spacious three-bedroom semi-detached property, offering excellent potential for buyers looking to create a home tailored to their own tastes while adding value. The property would benefit from a degree of upgrading, yet provides generous accommodation including a welcoming hall, large lounge, dining kitchen, double bedroom and bathroom on the ground floor, with two further double bedrooms and a WC on the first floor. Occupying a generous plot with gardens to the front, side and rear, the property also benefits from a detached garage. Ideally located just a short walk from the town centre, residents can enjoy easy access to Duns' excellent range of shops, cafés, schools and everyday amenities. With its stunning countryside surroundings and close proximity to the breathtaking Berwickshire coastline, Duns provides an enviable lifestyle combining natural beauty with excellent local amenities. Viewing strongly recommended.



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Hall & Stairs
Lounge
Dining Kitchen
Three Double Bedrooms
Bathroom
WC

Gas Central Heating
Double Glazing

Garden to Front, Side & Rear
Shed
Detached Garage
Residents Car Park



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, gas and electricity. 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

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



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Approximate Gross Internal Area = 91.0 sq m / 979 sq ft

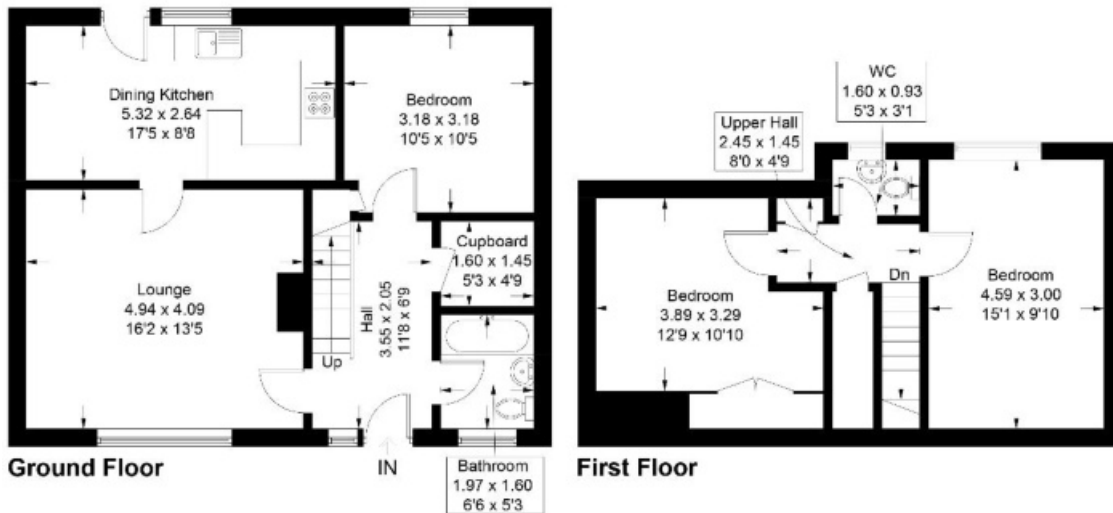


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309358)

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.