

**Kelso**

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SOLICITORS & ESTATE AGENTS

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## 5 Bridgend Place, Duns, TD11 3HJ

**Offers Over £100,000**



5 Bridgend Place is a semi-detached bungalow, ideally located just a short walk from the town centre of Duns. The property offers a great opportunity for both those looking to downsize and first-time buyers seeking a low-maintenance home in a convenient and peaceful setting. The accommodation comprises an entrance hall, a spacious lounge, a well-equipped kitchen, a comfortable bedroom and a shower room. A large internal store adds valuable extra storage space, enhancing the practicality of the property. Externally, the property features a private rear garden which includes a timber workshop or summer house, ideal for hobbies or additional storage. To the front, there is a further external store and an area of private off-street parking. This bungalow is an excellent option for those seeking a manageable property in a desirable location. Viewing is highly recommended to fully appreciate the potential of this home.



# 5 Bridgend Place, Duns, TD11 3HJ

Offers Over £100,000

Accommodation:  
Entrance Hall  
Lounge  
Kitchen  
Bedroom  
Shower Room  
Store

Rear Garden  
Timber Workshop  
External Store  
Private Off-Street Parking

Electric Storage Heating  
Double Glazing

#### Situation

Centred 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 and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

#### Services

Mains drainage, Water and Electricity,  
Electric Storage Heating, Double Glazing

#### EPC

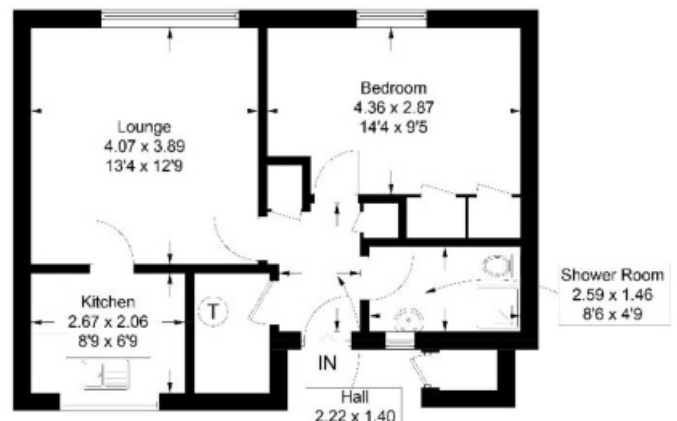
E

#### Council Tax

A

#### Viewing

By appointment with the Selling Agent



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Langholm, Tel 013873 80482

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.

Full members of:

