

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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20 Winterfield Gardens, Duns, TD11 3HA

Guide Price £180,000



Situated within a highly sought-after residential area of Duns, 20 Winterfield Gardens is a beautifully presented semi-detached home, ideally suited to first-time buyers, young families and those seeking a well-maintained property in a popular location. The property has been lovingly cared for over the years and offers comfortable and well-proportioned accommodation throughout. The ground floor comprises an entrance hall, bright and welcoming lounge, dining kitchen, shower room and rear hall with a large storage cupboard. Upstairs, there are three well-proportioned bedrooms and a useful WC. Externally, the property benefits from beautifully maintained garden grounds to both the front and rear, providing attractive outdoor space to enjoy. On-street parking is readily available within the street, with potential to create off-street parking, subject to the necessary planning consents. Offering a fantastic opportunity to acquire a move-in ready home in a desirable residential setting, early viewing is highly recommended.



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Ground Floor:
Entrance Hall
Lounge
Rear Hall
Dining Kitchen
Shower Room
Large Store

Second Floor:
Landing
Three Bedrooms
WC

Gas Central Heating
Double Glazing

Gardens Front & Rear
On-Street Parking



Location

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 & Fittings

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

Services

Mains Drainage, Water, Gas and Electricity.
Double Glazing & Gas Central Heating.

EPC

D

Viewings

Strictly by appointment with the Selling Agent.

Council Tax Band

B

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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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:

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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



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Approximate Gross Internal Area = 84.6 sq m / 911 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1311733)

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.