

# J.D. Clark & Allan W.S.

## Solicitors and Estate Agents

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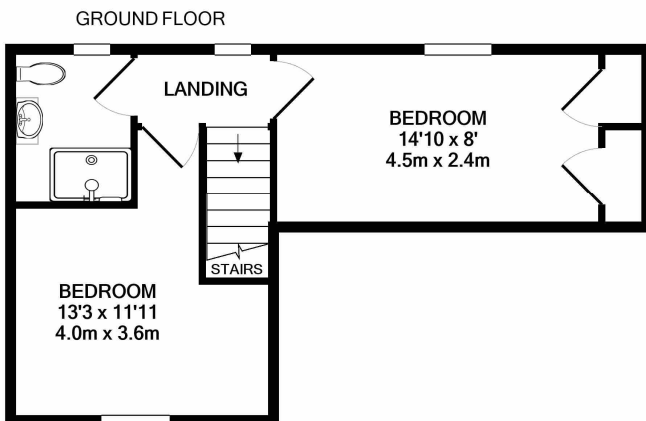
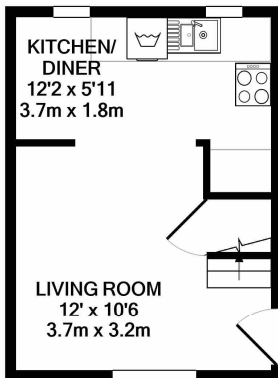
## **DUNS, Boston House, 11 Newtown Street, TD11 3DT** **Offers in the Region of £80,000 are invited**

This attractive, end-terraced house enjoys an exceedingly convenient town centre location. Refurbished in recent years it would make an ideal starter home, buy to let investment or holiday home with well presented accommodation comprising:- Open plan Living Room/Kitchen Diner, 2 double Bedrooms and Shower Room. Natural woodwork, wooden floors and wooden shutters add character and cosy rustic charm. Gas central heating is installed and double glazing has been installed to all rear facing windows. An area of shared garden ground lies to the rear and a useful stone-built store pertains to the property. The property also benefits from ample, unrestricted off-street parking nearby.

Centred around an attractive market square, the former market town of Duns, with a population of approximately 2625, enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by the state of the art secondary school and newly refurbished primary school. 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 and the magnificent Manderston House, often referred to as the swansong of the great classical houses. Standing in 56 acres of formal gardens no expense was spared in its construction and it boasts the only silver staircase in the world and a marble dairy. For those interested in recreational pursuits, pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well catered for with a fine 18 hole golf course, swimming pool and tennis courts. More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed which also has a mainline railway station (15 miles) and Kelso (approximately 19 miles).

## ACCOMMODATION

From a shared vannel off Newtown Street, the front door leads directly into the living room with front facing window fitted with wooden shutters and wooden stairs to the first floor. A feature panel supports a coal effect electric fire and wall mounted television. Utility cupboards and understair cupboard provide useful storage. The wooden floor continues through an open archway into the bright, newly installed kitchen with two south facing windows and dining space. The stairs lead up to a small landing area with a south facing window affording excellent natural light. The main bedroom is well proportioned with a south facing window and two large storage cupboards while the slightly L-shaped second bedroom has a front facing window fitted with wooden shutters, wooden floor and hatch to the loft. Next door is a very smart shower room with WC, vanity wash-hand basin and large shower cubicle all with wet wall splashbacks.



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**SITTING ROOM - 3.7m x 3.2m**

**KITCHEN - 3.7m x 1.8m**

**SHOWER ROOM - 2.72m x 1.77m**

**BEDROOM 1 4.5m x 2.4m**

**BEDROOM 2 - 4.0m x 3.6m at widest**

**SHOWER ROOM - 2.1m x 1.7m**

## OUTSIDE

An area of shared garden ground with drying facilities lies to the rear of the property. This is gravelled and paved and affords bin storage. A useful stone-built store pertains to the property.

**COUNCIL TAX** – Band A. Total amount payable 2020/2021 - £1,134.68.

## ENERGY EFFICIENCY RATING D.

## EXTRAS

All floor coverings, blinds, curtain poles, light fittings are included in the sale.

## SERVICES

The property is served by mains gas, electricity, water and drainage. Gas central heating is run off a boiler in the loft.

## VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

## OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

## NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.

See our website: [www.jdca.co.uk](http://www.jdca.co.uk)

