

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
TD11 3DR

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DUNS, 1 Cairnhill Farm Cottages, TD11 3LT

Guide Price £165,000

This deceptively spacious detached bungalow enjoys the best of both worlds with all the rewards of a peaceful rural location just 1½ miles from the town. Set within a generous area of garden ground with lovely unspoilt views over open farmland to both front and rear it will no doubt appeal to a variety of buyers. Although the property might now benefit from some cosmetic refurbishment it nevertheless affords bright and well proportioned accommodation comprising:- Lobby, Hall, Living Room, Kitchen, glazed Porch, 3 Bedrooms and Bathroom. Oil-fired central heating and double glazing are installed to all rooms with the exception of the conservatory. The property also benefits from a detached single garage and off-road parking.

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 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 and the magnificent Manderston House which 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 provided 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

Upon entering the front door a useful lobby gives access to a spacious L-shaped hallway with shelved storage cupboard and loft access. The hallway in turn accesses the three bedrooms and bathroom, the latter having a white three piece suite comprising WC, pedestal wash-hand basin and bath with electric shower and screen over all with tiled splashbacks. At the end of the hall is the well proportioned living room with south and west facing windows affording excellent natural light. A deep recess houses an attractive wood burning stove set on a slate hearth. Next door is the kitchen with ample space for everyday dining and east facing windows enjoying a fine view towards Wedderburn Castle and beyond. Oak effect wall and base mounted units with wet wall splashbacks, augmented by additional storage cupboards and wall mounted shelving provide ample storage and work surfaces. Two further cupboards house the central heating boiler and hot water tank. A partly glazed door from the kitchen accesses a glazed porch providing a sunny spot from which to sit and enjoy the garden.

Living Room – 4.5m x 3.8m (14' 9" x 12' 6") at longest

Kitchen – 4.5m x 3.3m (14' 9" x 10' 11")

Bedroom 1 – 3.3m x 2.8m (10' 10" x 9' 1")

Bedroom 2 – 3.8m x 3.8m (12' 6" x 12' 6")

Bedroom 3 – 3.8m x 3.3m (12' 6" x 10' 11")

Bathroom – 3.3m x 2.0m (10' 11" x 6' 6")

Porch - 3.2m x 1.9m (10' 4" x 6' 4")

OUTSIDE

A large area of garden ground wraps around the property on three sides. This is mainly laid to lawn interspersed and bounded by mature trees and shrubs. A driveway leading to a single garage with power and light lies to the fourth side.

COUNCIL TAX – Band C. Total amount payable 2021/2022 - £1,522.75.

ENERGY EFFICIENCY RATING D.

EXTRAS

All floor coverings, blinds and light fittings are included in the sale along with the cooker and dishwasher. A frost protection heater is located in the roof space.

SERVICES

The property is served by mains electricity, water and drainage.

VIEWING

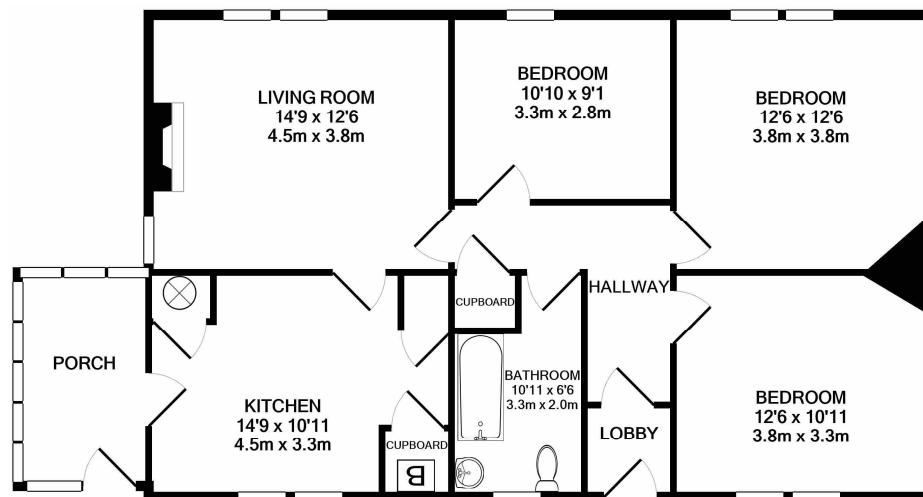
Viewing is highly recommended but strictly by appointment through the Selling Solicitors.

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.



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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