

**J D Clark & Allan, WS**  
Solicitors and Estate Agents

Tolbooth House  
Market Square  
Duns  
Berwickshire  
TD11 3DR  
Tel: (01361) 882501



## DESCRIPTION

16 Langtongate offers a superb opportunity to acquire a private family home which is just a short walk away from the town centre and public park. This stunning 3 bedroom semi-detached category B listed building offers spacious accommodation with a mature garden to the front and a secluded patio area to the rear. The bright, well proportioned accommodation comprises:- Entrance hall, Cloakroom, Utility Room with sink and WC, Sitting Room, Kitchen, Dining Room, Family Bathroom, Master Bedroom and 2 further bedrooms with high ceilings throughout.

## 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. The magnificent Manderston House which boasts the only silver staircase in the world and a marble dairy. 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).

For directions please use the postcode TD11 3AE or what3words [///sideboard.wished.pulse](#).

## ACCOMMODATION

The front door leads into the entrance hallway then through an internal half glazed door into the ground floor hallway. The large sitting room is to the right and you instantly appreciate the sense of space provided by the high ceilings. The multipane bay windows let in a copious amount of natural light. Immediately left of the entrance hall is a respectable sized storage / cloakroom with a front facing window perfect for storing those wet jackets and mucky boots. Next on the left is a large utility room which is currently fitted out for storage, washing machine and also benefits from a WC with sink. The kitchen offers a range of wall and base units, double electric oven, gas hobs, sink and plumbing for a dishwasher. The two windows offer plenty of natural light. A doorway off the kitchen provides access to the dining room which has been an extension to the main house in the past and offers a delightful area to host guests. A split stable door next to the large window offers access to the rear patio area. The staircase at the end of the hallway leads to the first floor landing area. Straight ahead is the spacious master bedroom which has a front facing sash and case window overlooking the garden and also a side window letting in generous amounts of light. The second bedroom also faces the front and benefits from another sash and case window opening over the balconette over the entrance door. The third bedroom has a window overlooking the patio area and gains from a built in cupboard. The family bathroom is fitted with a three piece suite comprising wash-hand basin, WC, bath with mixer shower and a range of storage.



## OUTSIDE

The property is accessed via a cast iron gateway hung on a octagonal pedestrian gatepier. Through a well established boundary hedge which enhances the privacy of the home, with a pathway leading through the mature garden to the entrance of the property. The front door is framed with an impressive bracketed balconette with pierced balustrading above and leads into the entrance hall. A second pathway leads around the side of the property to the secluded rear patio area with a timber split stable door offering access to the dining room.

## COUNCIL TAX

The property is in Band E. Amount payable 2022/23 is £2,281.69.

## ENERGY EFFICIENCY RATING - E

## SERVICES

The property is served by mains gas, electricity, water and drainage. There is a telephone connection.

## VIEWING

Viewing is highly recommended but strictly by appointment through the selling agent.

## EXTRAS

All light fittings and floor coverings are included in the sale.

## OFFERS

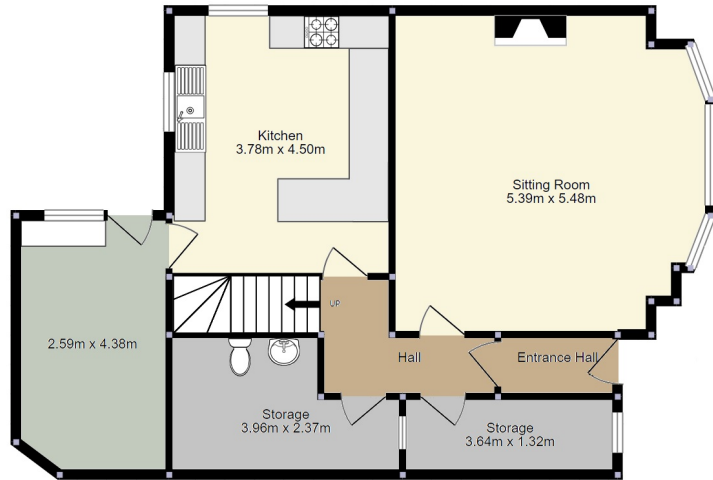
Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their 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

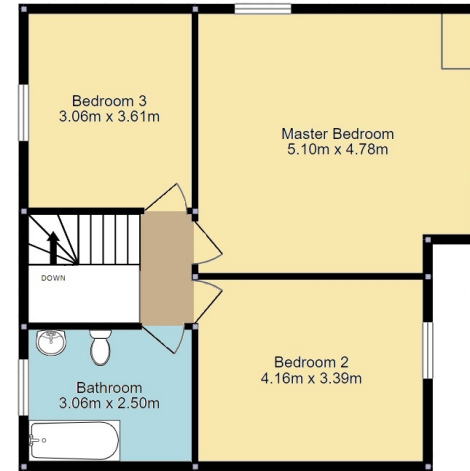
These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 of efficiency can be given.

