



#### **DESCRIPTION**

9 Black Bull Street offers an exciting opportunity to acquire a traditional property just off Duns Town Square. While the property is presented in good order it would benefit from some internal modifications. Currently the living accommodation is split over three levels however there is no staircase so access over the floors is by ladders which will not be suitable for all potential purchasers. Please contact us for further details. The ground floor accommodation comprises a bedroom with en-suite. On the first floor there is an entrance hall, kitchen, shower room, and living room. The attic space has been split into two, one half is currently storage while the other is a single bedroom. There is a small vennel around the side of the house which leads to level access to the ground floor. Viewing is highly recommended.

#### **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. 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).

#### **DIRECTIONS**

Please use the postcode TD11 3AR or what3words [///reverses.fairy.marbles](https://www.what3words.com/reverses/fairy.marbles)

**9 Black Bull Street, Duns, TD11 3AR**  
**Offers over £90,000**

# 9 Black Bull Street, Duns, TD11 3AR

## COUNCIL TAX - A

## ENERGY EFFICIENCY RATING - D

## SERVICES

The property is served by mains electricity, gas, 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.

