

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Sairawell Cottage

Blinkbonnie Lane, Duns, TD11 3AX

Offers Over £200,000



Tucked away just off the town's Market Square, this attractive, detached property is truly a hidden gem enjoying the best of both worlds with a peaceful location yet only a few yards from the town centre and its amenities. Built in 2009 the property provides spacious, immaculately presented accommodation laid out over two floors offering a flexible layout enabling it to be adapted to suit individual requirements. The accommodation currently comprises:- Ground Floor: Hall with large understairs storage cupboard, Sitting Room, Dining Kitchen, 2 double Bedrooms and Bathroom; First Floor: Master Bedroom with ensuite Shower Room and walk-in storage cupboard. Recessed spotlights throughout create a bright and modern feel and, as one would expect, double glazing and gas central heating are installed. The enclosed, low maintenance garden ground surrounding the property provides excellent scope for soft landscaping thus enabling the purchaser to create a garden of their own style. Viewing of this property is highly recommended to fully appreciate its potential.



Sairawell Cottage

Blinkbonnie Lane, Duns, TD11 3AX

Offers Over £200,000

Ground Floor:

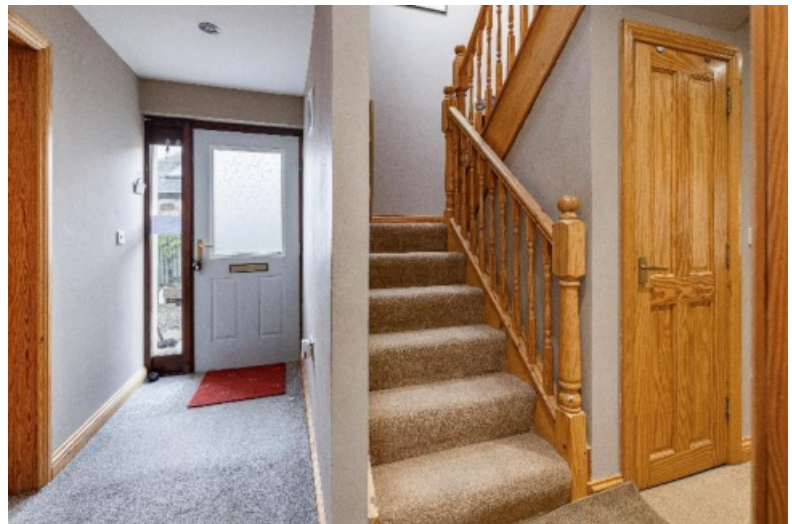
Hall
Lounge
Dining Kitchen
Double Bedroom
Bedroom/Study
Bathroom

Second Floor:

Master Bedroom with En-Suite Shower Room
Storage

Gas Central Heating
Double Glazing

Enclosed Low Maintenance Garden



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 floorcoverings, kitchen fittings, light fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating.

EPC

C

Council Tax Band

E

Viewing

By appointment with the Selling Agent.



**Interested in this property?
Call 01573 400399**

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
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



GROUND FLOOR



1ST FLOOR

Whilst every effort 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 capability or efficiency can be given.
Made with Metropac ©2019

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.