

Kelso

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34 Castle Street

Duns, TD11 3DP

Guide Price £70,000



34 Castle Street is a unique property forming part of an attractive historic building situated within the heart of Duns with all local amenities close by. The accommodation comprises entrance hall, family room and study at ground floor level and a large lounge, kitchen, bedroom and bathroom at first floor level. Externally, there is a private area of garden ground. Whilst the property is in need of some upgrading and modernisation, it provides enormous potential for someone with a keen eye to create a lovely home. Early viewing recommended.



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Accommodation:
Ground Floor:
Entrance Hallway
Family Room
Study

First Floor:
Lounge
Kitchen
Bedroom
Bathroom

Outside
Private garden area

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).

Services

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

Fixtures and Fittings

All carpets and floorcoverings. Kitchen, bathroom and light fittings.

EPC Rating

D

Council Tax Banding

B

Viewing Arrangements

Strictly by appointment with the selling agents.

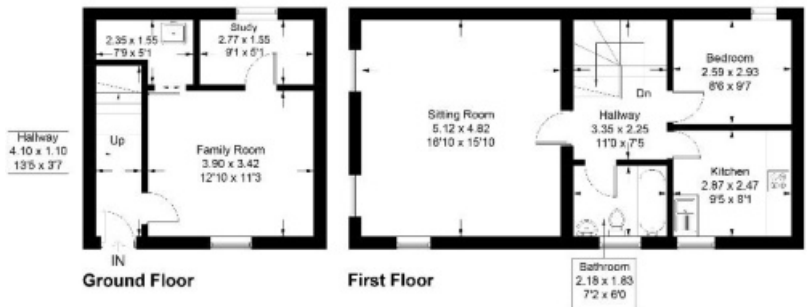


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