

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 58 Easter Street, Duns, TD11 3DN

**Guide Price £150,000**



58 Easter Street is an attractive semi-detached property which is located in a popular area of town, well placed within comfortable walking distance of the town centre and most amenities. The property would be perfectly suited to those searching for an affordable starter home, benefiting from a well proportioned layout with the kitchen to the rear being of particular note. Although a little modernisation is required, it is in good order, and any improvements could be made through time. It benefits from a particularly open aspect to the rear, enjoying uninterrupted views, whilst the gardens are generous extending to the front, side and rear with a drive and garage ensuring there is ample private parking.





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Ground Floor  
Entrance Vestibule  
Lounge  
Dining Kitchen

First Floor  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Gardens to front & rear  
Summerhouse  
Garage  
Drive





### Location

Centered 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 provide 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

B

### Entry

By mutual agreement



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

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

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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



**58 Easter Street, Duns, TD11 3DN**

Approximate Gross Internal Area = 85.5 sq m / 920 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1038D51)

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.