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18 Trinity Park, Duns TD11 3HN

Guide Price £220,000



Located within a sought after area of Duns, 18 Trinity Park is a comfortably proportioned detached bungalow set within an extremely well-proportioned garden, offering potential for extension, subject to planning consents. The accommodation is currently used as a two bedroom with dining room but could easily be converted back to a three bedroom, if required. Presented in very good order throughout, the accommodation comprises: Vestibule, Hall, Lounge, Kitchen, Dining Room/Bedroom 3, Two Bedrooms, Shower Room. Externally, there is a large garden to the front, side and rear, detached garage and large drive. Early viewing is essential to avoid disappointment.



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Vestibule Hall Lounge Kitchen Dining Room/Bedroom Three Two Bedrooms Shower Room

Gas Central Heating Double Glazing

Large Garden to Front, Side & Rear Detached Garage Large Drive





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, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

C

Council Tax Band

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.













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Interested in this property? Call 01573 400399

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18 Trinity Park, Duns

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft

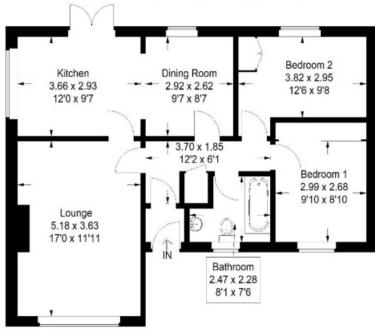


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1057385)

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