

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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15 The Mount, Duns

TD11 3EB

Guide Price £70,000



A bright and well-proportioned first floor flat, located within a popular residential area which is within comfortable walking distance of the town centre and all the excellent amenities on offer within Duns. Presented in good order throughout and boasting many pleasing features, the accommodation comprises: Internal stairs, hall, lounge with multi-fuel stove, kitchen, two bedrooms, shower room. Externally there is a generous garden to the front and side with four sheds and a summerhouse. Viewing of this lovely property is essential to fully appreciate.



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Internal Stairs
Hall
Lounge
Kitchen
Two Double Bedrooms
Shower Room

Electric Heating + Multi-Fuel Stove
Double Glazing

Generous Garden
Four Sheds
Summerhouse



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, water and electricity. Electric heating plus multi-fuel stove, double glazing.

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
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Approximate Gross Internal Area
62.7 sq m / 675 sq ft

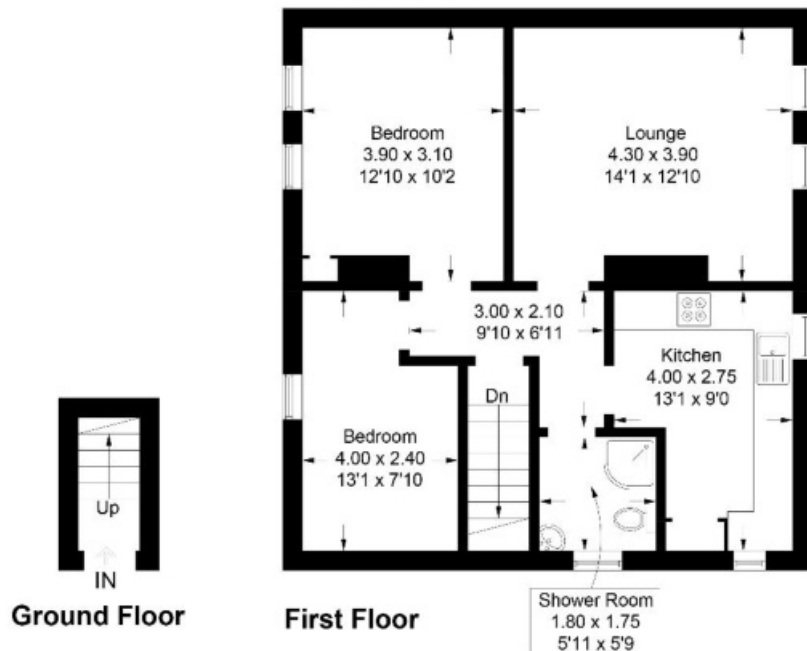


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060982)

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.