

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Springfield Avenue, Duns, TD11 3BF

Guide Price £250,000



5 Springfield Avenue is a comfortably proportioned three bedroom detached bungalow, located in a sought after area of Duns. With the accommodation arranged on one level, it is an excellent opportunity for those searching for an easily managed home. The layout of the property flows nicely and boasts a large lounge, generous dining kitchen, utility room, master bedroom with en-suite, two further bedrooms and a family bathroom. Externally, there is an easily maintained garden to the side and rear of the property. A garage and driveway ensure there is ample private parking. Early viewing of this lovely property is an absolute must.



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Entrance Porch
Hallway
Lounge
Dining Kitchen
Utility Room
Bathroom
Master Bedroom with En-Suite
Two Further Double Bedrooms

Gas Central Heating
Double Glazing

Easily Maintained Garden
Garage
Driveway



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

Services

Mains Drainage, Water and Electricity. Double Glazing & Gas Central Heating.

EPC

C

Viewings

Strictly by appointment with the Selling Agent.

Council Tax Band

E

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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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:
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



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Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft

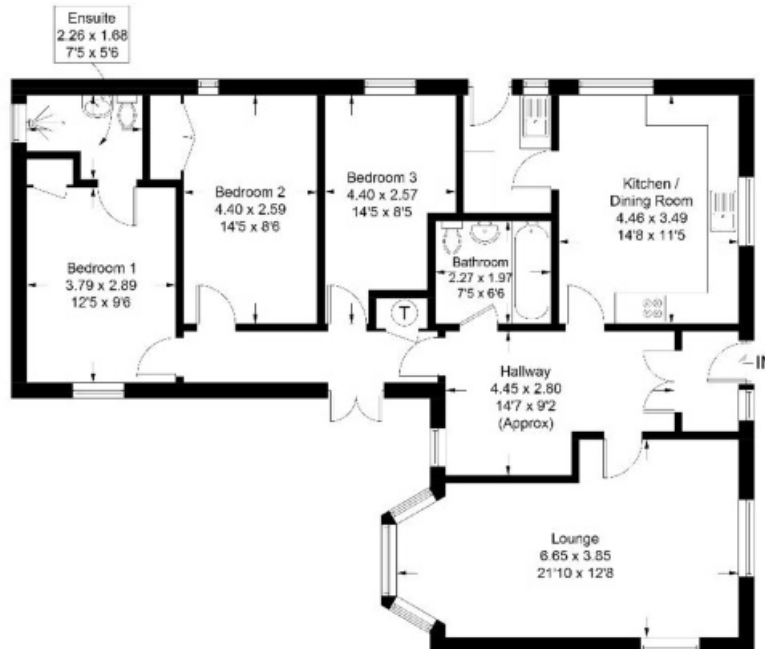


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (ID1096601)

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.