

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**1 South Street,
Duns, TD11 3AJ**

Fixed Price £132,000



Located in the heart of the former market town of Duns, with all local amenities on the doorstep, 1 South Street is a well-proportioned double upper apartment. Perfectly suited for a first time buyer or for investors looking to expand their portfolio. The bright and airy accommodation comprises: entrance hallway, lounge, kitchen, three double bedrooms and shower room. Viewing recommended.



1 South Street, Duns, TD11 3AJ

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Accommodation:
Entrance Hallway
Lounge
Kitchen
Three Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing



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, Electricity and Gas. Double Glazing & Gas Central Heating.

EPC

E

Viewings

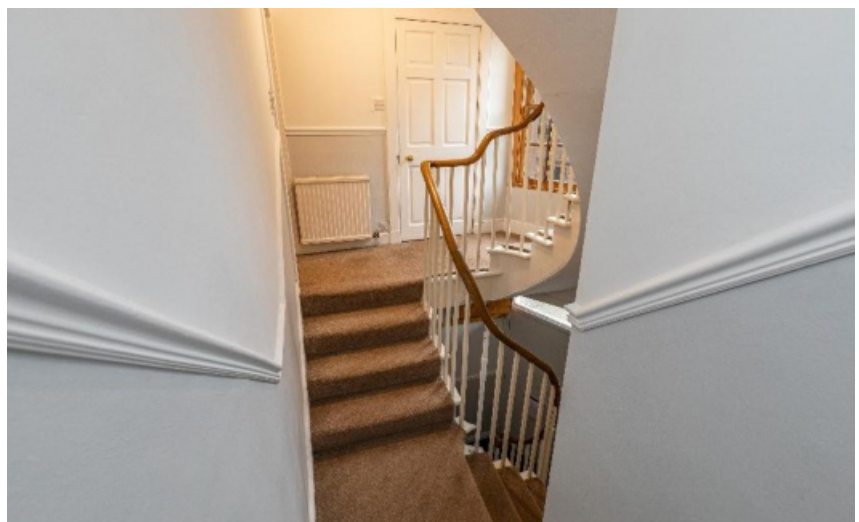
Strictly by appointment with the Selling Agent.

Council Tax Band

B

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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



1 South Street, Duns

Approximate Gross Internal Area = 104.96 sq m / 1130 sq ft
(Excluding Ground Floor)

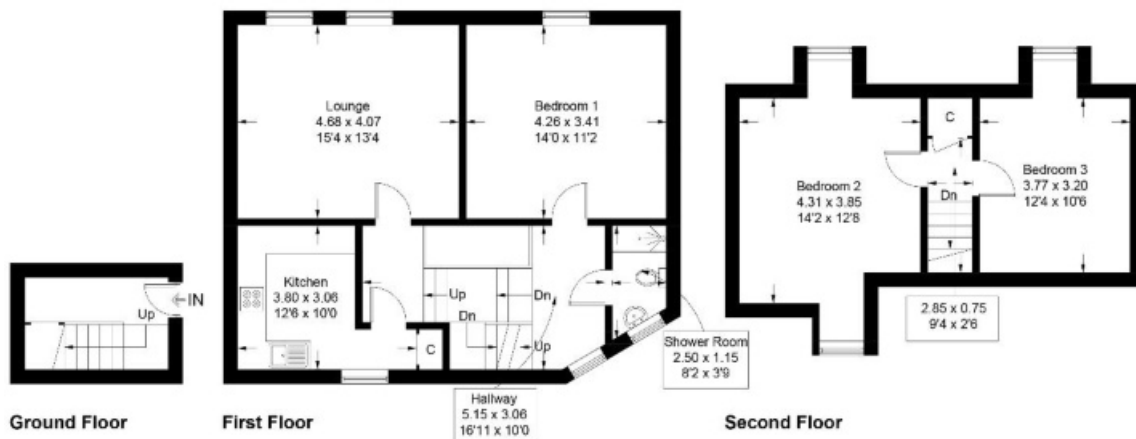


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120491)

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.