



22 South Street

Duns, TD11 3AH



A Newly Completed Townhouse Which Has Been Finished To An Exacting Standard With Incredible Eco Credentials
Open Plan Lounge/Kitchen, Rear Hall/Utility, Cloakroom, Double Bedroom And Shower Room. Developed Attic Floor Ready For Use As A Second Bedroom If Desired.



This incredibly stylish, recently completed townhouse has been formed from the conversion of a previous shop, to provide what is now a brand new home within a traditional building. The design of the property has been exceptionally well planned with energy efficiency being a core principle of the concept; some of the impressive eco credentials include air source heating, a heat recovery system in the shower room, incredible levels of insulation as well as an electric car charging point and provision for rain water harvesting. With the accommodation currently extending over two floors, there are also excellent opportunities for the purchaser to add value for themselves and future proof the property; the attic floor has been fully developed and is ready for the installation of a staircase to access a second double bedroom should a purchaser wish to. Located in the heart of Duns, all local amenities are readily available and quite unusually for a town centre property, there is private parking to the side of the building and a shared drying area.

LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant

HIGHLIGHTS

- A unique eco townhouse
- Newly converted and completed
- Attic floor ready for use as an additional bedroom
- Air source heating
- Heat recovery system
- Private parking and electric car charging point
- Excellent rental potential

ACCOMMODATION SUMMARY

Open plan Lounge/Kitchen, Rear Hall/Utility, Cloakroom, Double Bedroom and Shower Room. Developed Attic Floor Ready for Bedroom use if desired.

ACCOMMODATION

The main entrance door opens directly from South Street to a small hallway with staircase to the upper floor. The impressive open plan living spaces fit perfectly with the modern style of living; this particularly bright and airy room fall naturally into two areas with the lounge boasting large front facing windows and the kitchen having been fitted to an excellent standard with a fantastic range of units. Extending off the kitchen to the rear lies a rear hall with stable door to/from the parking area at the side. This rear hall provides additional space for appliances and has a useful cloakroom extending off.

The upper floor hosts a particularly sunny double bedroom with two south facing windows to the front and a very well appointed shower room to the rear complete with heat recovery system.

A hatch from the first floor landing gives access to a large attic space which has been fully developed as a second bedroom should a purchaser wish to install stairs. This space already has velux windows to the front and rear, is fully floored and plastered and decorated.

EXTERNAL

A private parking area lies to the side of the building with electric car charging point. A shared drying area lies beyond the parking space and a paved path extends to the rear door.

SERVICES

Mains water, electricity and drainage. Double glazing. Air source heating

ADDITIONAL INFORMATION

For those buyers seeking a low maintenance, easy to run rental investment, the property is likely to command a monthly rent in the region of £550 in its current form as a one bedroom property, with this likely to rise to something in the region of £625 if stairs are installed to the upper floor bedroom

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C. It should be noted that the current procedures for obtaining the energy rating of a property are still catching up with modern technologies. Therefore the rating of C in this case, perhaps does not fully reflect the true energy efficiency of this home.

VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. Full particulars can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

A Fixed Price of £132,000 is invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.