



## 24 South Street

Duns, TD11 3AH



Recently Converted & Completed To An Exacting Standard; A Particularly Smart, Energy Efficient Townhouse In The Heart Of Duns

Open Plan Lounge/Kitchen, Rear Hall/Utility, Cloakroom, Double Bedroom And Shower Room. Developed Attic Floor Ready For Use As Second Bedroom If Desired.



Located just a stone's throw away from the Market Square, with all local amenities readily available, this top quality townhouse has recently been fully renovated to an exacting standard. For those seeking a low maintenance town centre residence, a weekend bolthole or for a rental/holiday home investor, this townhouse is likely to have strong appeal. The extensive conversion works have provided a brand new home within a traditional shell. Considerable attention has been invested into the energy efficiency of the home with some impressive credentials including air source heating, heat recovery within the shower room, excellent levels of insulation as well as an electric car charging point and provision for rain water harvesting. There is also great scope for a purchaser to further extend the property; the attic floor has been fully developed and is now ready for the installation of a staircase should the new owner wish to have a second double bedroom.

## 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 energy-efficient townhouse
- Newly converted and renovated
- Attic floor ready for the creation of 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 open plan living space on the ground floor offers a very popular and modern way of living with a bright and airy lounge and open plan kitchen which has been tastefully fitted with a great range of contemporary units. The under-stair cupboard provides good storage whilst the rear hall/utility area offers a really useful facility. There is a stable external door at the rear allowing access to/from the parking/drying area and a useful cloakroom off.

On the first floor, to the front, the double bedroom boasts two large south facing windows which afford excellent natural light whilst to the rear, is the smartly fitted shower room.

A hatch from the first floor landing gives access to a large attic space which has been fully developed with provision to create a second bedroom should a purchaser wish to. This space already has velux windows to the front and rear, is fully floored, 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 - YouTube. Please view this before booking a personal viewing. The full sales details can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Fixed Price £124,000. Offers 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](mailto: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.