

HASTIN^{LEGAL}&S



Lower Apartment, 17B Bridgend

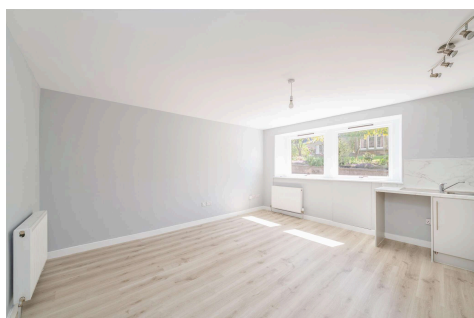
Duns, TD11 3ES

Offers Over £90,000



A Perfect First Time Purchase Or Buy To Let
Investment In A Convenient Town Centre
Position

Shared Entrance Hall, Open Plan Lounge/
Dining/Kitchen, Double Bedroom And Shower
Room



Perfectly placed close to the town centre with all local amenities readily available, this ground floor apartment offers a perfect opportunity for a first time buyer; buy to let investor or those seeking to downsize to ground floor living.

Having been fully renovated and freshly decorated, 17B Bridgend is available in turn key condition and offers modern, low maintenance living.

The internal layout has been well considered with modern living in mind; the bright and airy open plan living spaces include a restful seating area and well equipped fully fitted kitchen. Towards the rear lies a peaceful double bedroom and very smart shower room.

With entry off Bridgend, the neat and tidy entrance hall is shared with one other ground floor apartment and a townhouse above. This communal entrance gives way at the rear to a shared courtyard area which offers a great opportunity for those seeking some outside space without too much maintenance with plenty of scope for patio furniture, pot plants and clothes drying

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

- Excellent town centre location
- Ground floor
- Fully renovated
- Open plan living
- Excellent first time purchase
- Good rental potential
- Ideal downsize to ground level living
- Shared rear courtyard

ACCOMMODATION SUMMARY

Shared entrance hall, open plan lounge/dining/kitchen, double bedroom and shower room

SERVICES

Mains services. Double glazing. Gas central heating.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email 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.

PRICE & MARKETING POLICY

Offers over £90,000 are 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.