

For Sale



24 LANGTONGATE, DUNS
BERWICKSHIRE TD11 3AE

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

24 LANGTONGATE, DUNS

BERWICKSHIRE TD11 3AE

Duns Town Centre 0.2 miles, Berwick-upon-Tweed 16 miles, Edinburgh
50 miles (Distances approx.)

24 Langtongate is a 2/3 bedroom detached C-Listed property within the conservation area of Duns. The home would now benefit from refurbishment but offers the purchasers a fantastic opportunity to create a superb family home located close to the town centre.

- Refurbishment potential
- Enclosed rear garden
- Great location for schools and amenities
- Dining Room / Third Bedroom

Freehold.

Council Tax Band: C

EPC Band: D

OFFERS OVER £150,000



DESCRIPTION

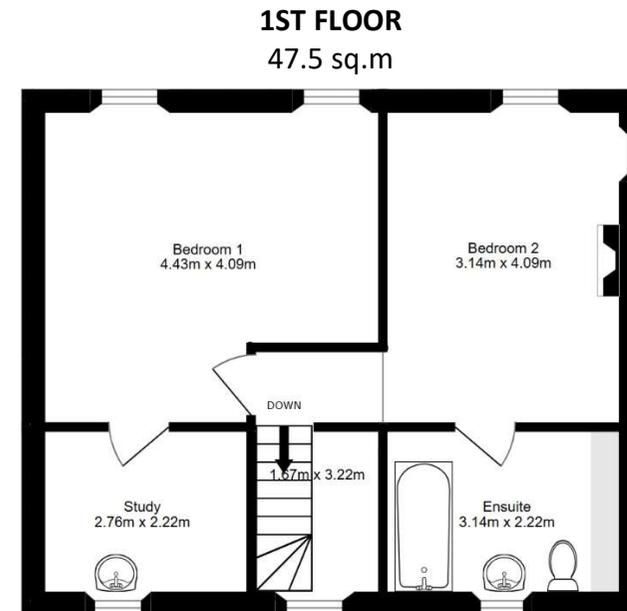
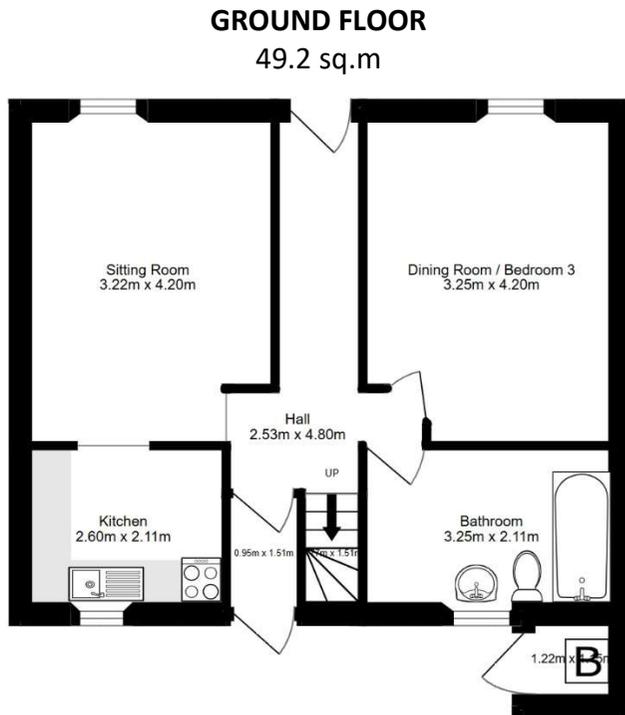
24 Langtongate is a C-Listed traditional stone built detached property with slate roof. While the property is generally in good condition it would now benefit from refurbishment and upgrading throughout and offers the potential to create a superb family home in a great location. The Town Centre along with Primary and Secondary Schools are all within easy walking distance of the property. The rear garden is fully enclosed and only accessible through the house offering a nice safe environment for children and pets. On-street parking is available outside the front door.

Viewing is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

Ground floor - Entrance Hall, Living Room, Kitchen, Dining Room/Bedroom 3, Bathroom

First floor - Landing, Bedroom 1, Bedroom 2, Study/Box Room, Bathroom



TOTAL FLOOR AREA: 96.7 sq.m approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

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).

DIRECTIONS

Please use the postcode TD11 3AE or what3words [///cloth.dented.theory](https://www.what3words.com/cloth.dented.theory)

SERVICES

The property benefits from mains water and drainage, mains gas and mains electricity. Heating is by way of gas-fired boiler to radiators. These services have not been tested and therefore there is no warranty from the agents.

FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP.

Tel: 01573 224381.



AUTHORITIES

Scottish Borders Council
Council Headquarters, Newtown St.
Boswells
Melrose TD6 OSA
Tel: 0300 100 1800

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

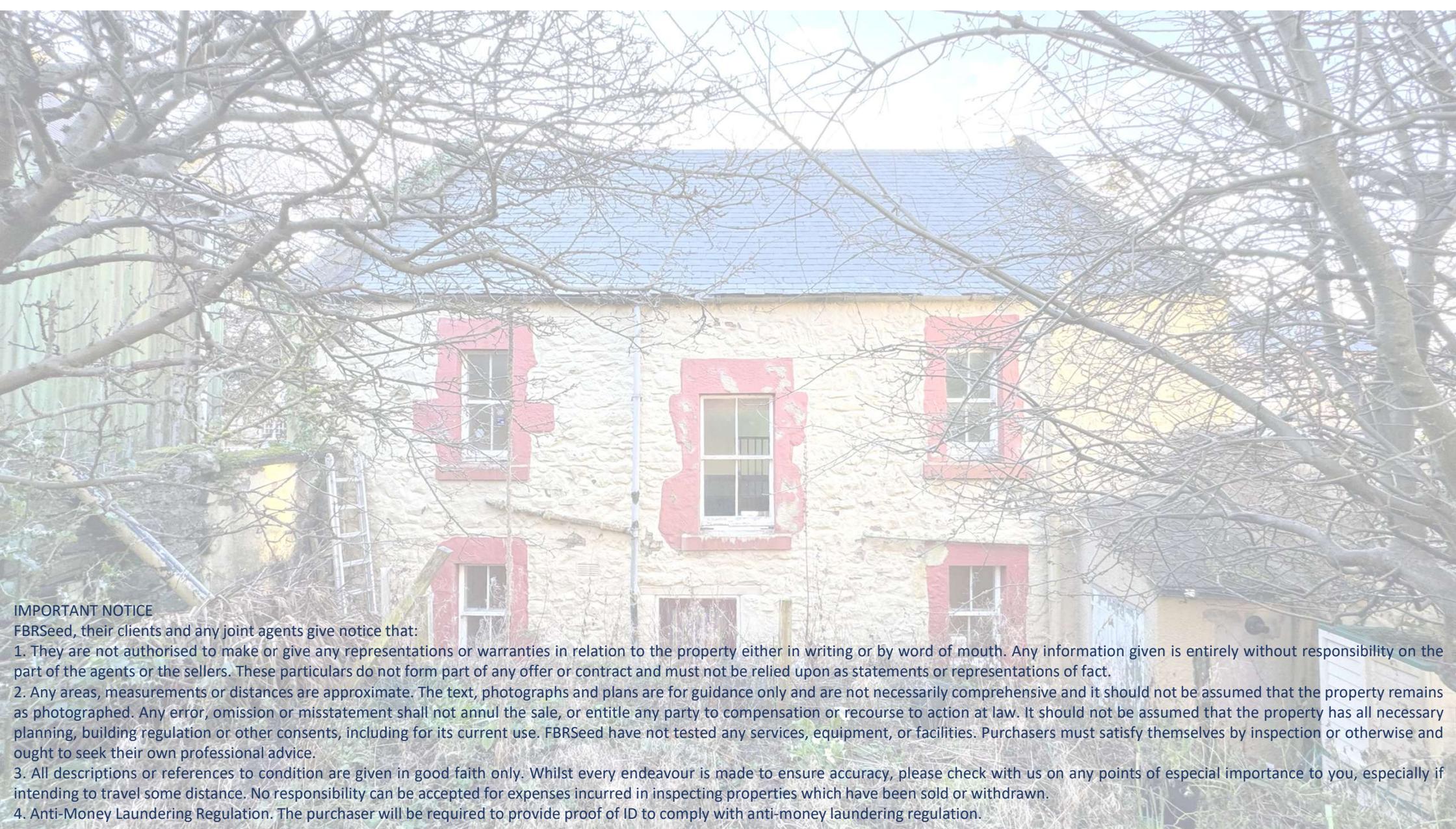
GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in January 2025.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.





IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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