



47 Castle Street, Duns, TD11 3BD



Offers Over £165,000

- Terraced Stone Cottage
- Neatly Fitted Kitchen
- Large Enclosed Rear Garden
- Gas Central Heating
- Spacious Living Room
- 2 Bedrooms & Bathroom
- Category C Listed Building
- Popular Town Location

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viewing this property?

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LOCATION:

Situated in a popular residential area in close proximity to the town centre of Duns. Duns has a good selection of shops, restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, gym and rugby, football and bowling club. Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west. Both these towns offer rail links to Edinburgh, the line from Berwick being the main East Coast Line. There is a good bus service to both Berwick and Galashiels as well as other local destinations. By car, Edinburgh is approx. 49 miles, with Newcastle to the South being approx. 77 miles. Both these cities offer excellent airport facilities.

DESCRIPTION:

A traditional style terraced cottage which dates back to the 1800s once part of an Industrial evening school with the neighbouring cottage and still deemed of historical value with its Category 'C' listing. The property offers quirky accommodation with a spacious living room which has a multi-fuel stove, and a kitchen with custom made cabinets making the most of every 'nook and cranny'. The winder stairs with original timber clad walls leads to the first floor with a bright spacious double bedroom, a single bedroom and a bathroom with a shower over the bath. The property also benefits from gas central heating and neutral clean décor and is in move in condition. A perfect home in this stunning edge of town location, with its proximity to walks and the countryside, particularly the nearby Duns Castle Estate.

EXTERNALLY:

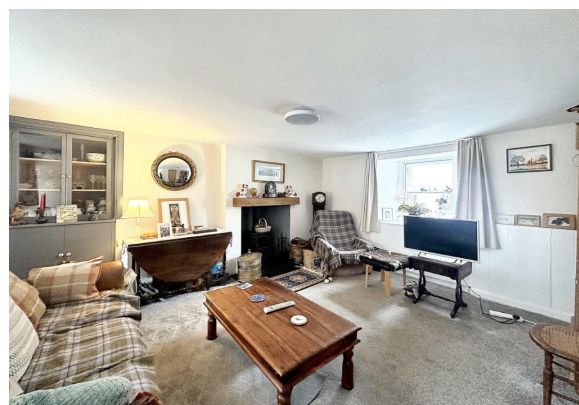
The property is set back from the pavement on Castle Street with a neat cobbled town garden and oozes charm from the outset. The rear enclosed garden has been lovingly enhanced by its present owner and is starting to show signs of summertime bloom. There is a patio to the rear of the house with steps up to the large garden, mainly laid to lawn, and has an access path to The Clouds.

SERVICES:

Mains Electricity, Gas, Water & Drainage.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



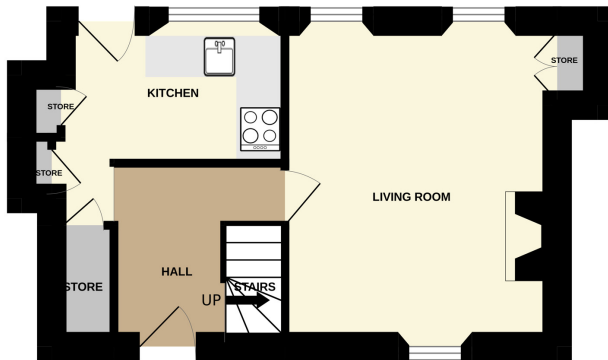
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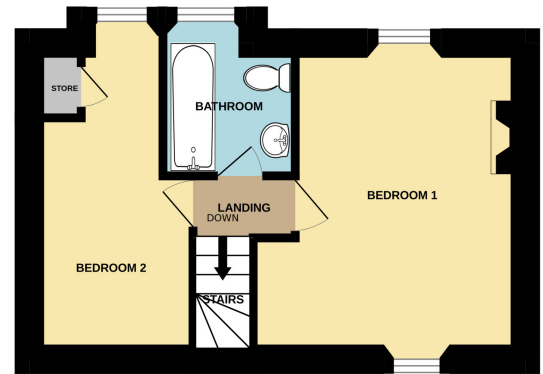
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



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 or efficiency can be given.
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ACCOMMODATION:

- HALL (2.30M X 2.46M) at widest
- KITCHEN (3.02M X 2.35M) at widest
- BEDROOM 1 (4.41M X 3.80M) at widest
- BEDROOM 2 (4.79M X 2.00M) at widest
- LIVING ROOM (4.29M X 3.70M)
- LANDING (1.52M X 0.86M)
- BATHROOM (1.99M X 1.72M)

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