

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



18 & 20 Castle Street, Duns, TD11 3DP

OIRO £105,000



18 & 20 Castle Street consists of a ground floor former electrical hardware store and a two storey maisonette residential property situated above with internal access. This Category B listed former courthouse offers an exciting opportunity to renovate this stunning end terrace property located in the heart of Duns. The property benefits from a rear garden area with a dropped kerb. The shop and accommodation both have their own separate access from Castle Street.



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Basement:
Storage

Ground Floor:
Shop
Storage
WC

First Floor:
Kitchen
Sitting Room
Bathroom
Bedroom One
WC

Second Floor:
Bedroom Two
Bedroom Three

Gas Central Heating

Garden To Rear
Off Street Parking



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).

Fixtures and Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating.

EPC

E

Council Tax Band

B
Rateable Value for 18 Castle Street (Shop) £5,800.

Viewings

By appointment with the Selling Agent.



**Interested in this property?
Call 01573 400399**

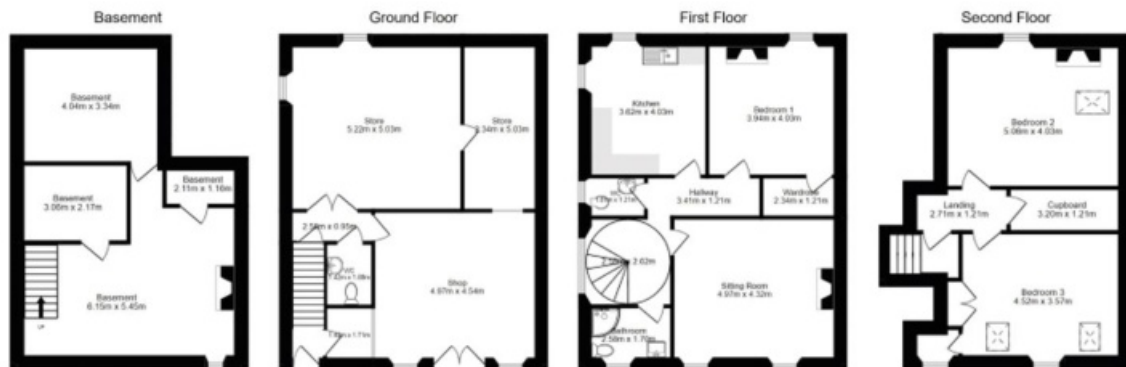
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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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.

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.