

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14 Langtongate, Duns

TD11 3AE

Offers Over £200,000



14 Langtongate is a C-listed 18th century end of terrace four-bedroom family home located just a short walk from the town centre. The property presents well but would benefit from some modernisation. The ground floor living room benefits from a working open fire place. To the rear of the property there is a sheltered patio area with coal stores. Stairs lead up to the large enclosed rear garden which is laid mainly to lawn with some well-established shrubs and trees. At the rear of the garden is double gates with a dropped kerb accessible via the car park off the New Road so has the potential to create off street parking. The accommodation comprises: Ground floor - Living Room, Kitchen, First Floor - Family Bedroom, Bedroom 1/Sitting Room, Bedroom 2, Second Floor - Bedroom 3, Bedroom 4/Study.



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Hall
Living Room
Kitchen
Family Bathroom
Bedroom One/Sitting Room
Bedroom Two
Bedroom Three
Bedroom Four/Study

Gas Central Heating
Single Glazing

Enclosed Garden to Rear
On-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 & Fittings

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

Services

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

EPC

D

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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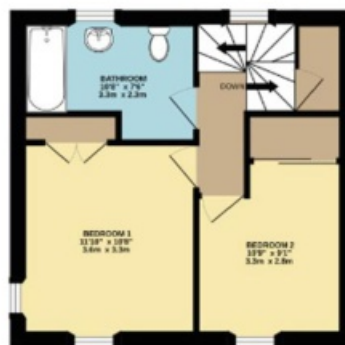


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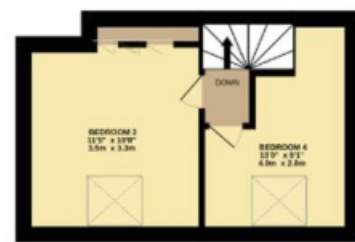
GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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 or efficiency can be given.
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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.