

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 12 South Street, Duns

TD11 3AH

**OIRO £90,000**



\*\*\*£40,000 below Home Report Value\*\*\* A bright and spacious three bedroom townhouse, located in the heart of the popular town of Duns, with excellent shops, restaurants and amenities on the doorstep. Arranged over three floors, the property offers well-proportioned and flexible accommodation to suit many different purchasers. The accommodation comprises: Hall, lounge, dining kitchen, three bedrooms and shower room. Ideally suited as a buy to let investment as it has been successfully let for a number of years, but also perfect as a starter family home or 'lock and leave' occasional home. Viewing recommended.





# 12 South Street, Duns

TD11 3AH

OIRO £90,000

Hall  
Lounge  
Dining Kitchen  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing





### 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, water, gas and electricity. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

A

### 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  
Phone: 01573 400399  
Fax: 01573 400388  
Email: kelso@cullenkilshaw.com

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

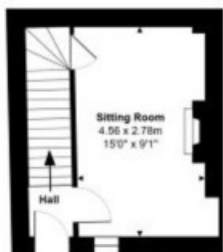


**12 South Street, Duns, TD11 3AH**

Approximate Gross Internal Floor Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup>



**2nd Floor**  
Approximate Area: 30.1 m<sup>2</sup> ... 324 ft<sup>2</sup>



**Ground Floor**  
Approximate Area: 17.5 m<sup>2</sup> ... 188 ft<sup>2</sup>



**1st Floor**  
Approximate Area: 27.3 m<sup>2</sup> ... 294 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**PROPHOTO**  
SCOTLAND

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.