## **Kelso** Call 01573 400399



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# 12 South Street, Duns TD11 3AH

Offers Over £80,000



\*\*\*£50,000 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

Offers Over £80,000

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

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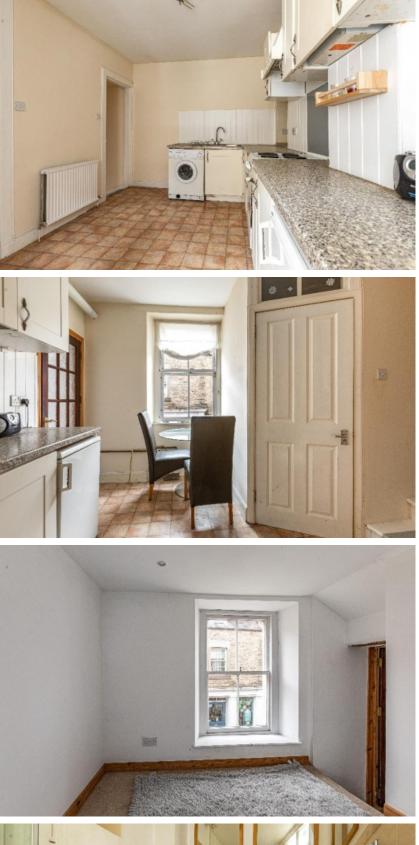
Council Tax Band

#### Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.









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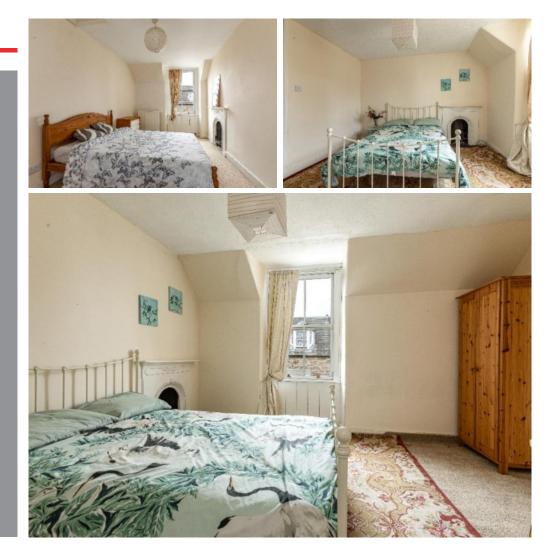
### Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399 Fax: 01573 400388

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

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



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

While every attempt has been made to ensure the accuracy of the floor plan contained have, measurements of doors, windows, norms and any other items are approximate and no exponentially a taken for any emot, oneaaion or me-adulanced. This plan is the Elastitube purposes only and should be used as such by any prospective purposes.

· PROPHOTO

### 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.