

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## **Fir Cottage, Ninewells Mains, Duns**

TD11 3YU

**Offers Over £295,000**



Fir Cottage at Ninewells Mains, Duns is a beautifully restored detached three bedroom cottage set in a charming semi-rural location between Duns and Chirnside. Completely renovated from the ground up, the property now boasts an abundance of attractive features including a stunning new kitchen, contemporary shower room, immaculate décor and flooring throughout. The cosy lounge features a fantastic multi-fuel stove, perfect for relaxing evenings. Outside, a walled garden, potting shed, detached garage, and driveway complete the setting. Every window offers stunning open views over beautiful Berwickshire countryside, adding to the appeal of this exceptional home. Viewing is essential to fully appreciate.





# Fir Cottage, Ninewells Mains, Duns

TD11 3YU

**Offers Over £295,000**

## GROUND FLOOR:

Hall  
Lounge with Dining Area  
Kitchen  
Rear Hall/Utility Area  
Double Bedroom  
Shower Room

## FIRST FLOOR

Two Double Bedrooms

Oil Fired Central Heating  
Multi-Fuel Stove in Lounge  
Double Glazing

Generous Garden  
Potting Shed  
Detached Garage  
Drive





### 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 water and electricity, private drainage. Oil fired central heating, double glazing.

### EPC

D

### Council Tax Band

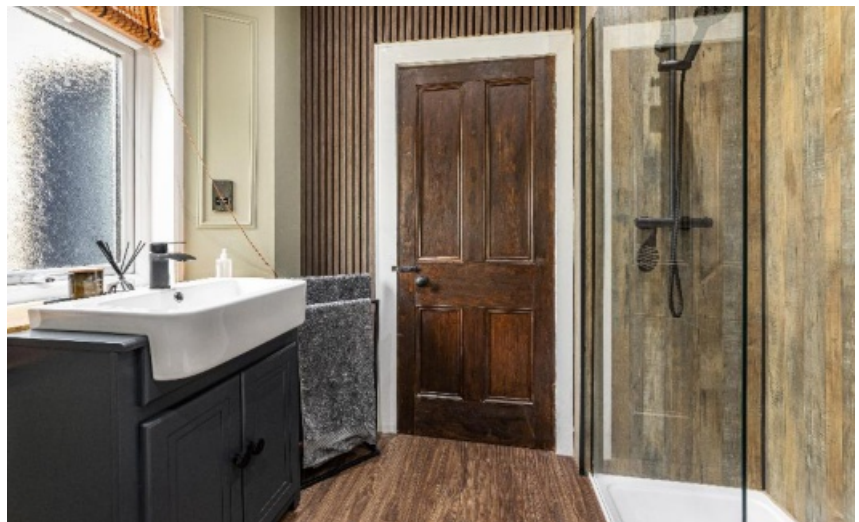
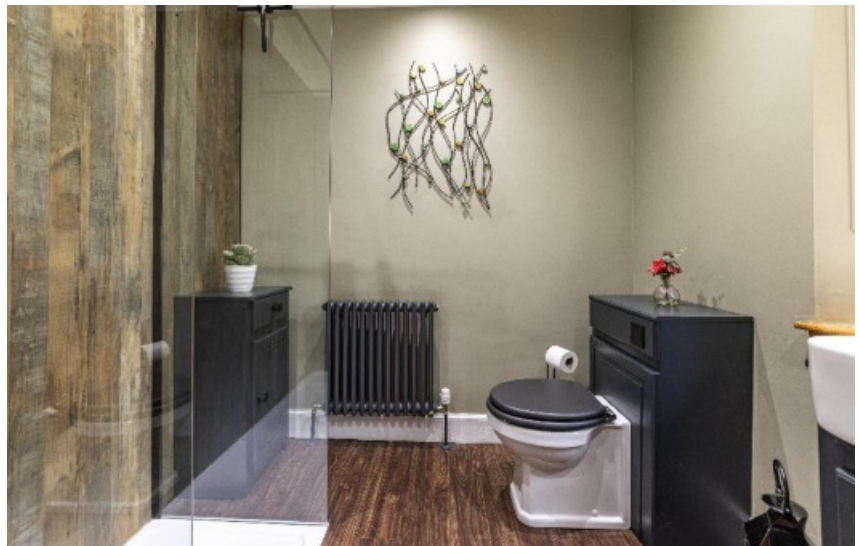
D

### 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

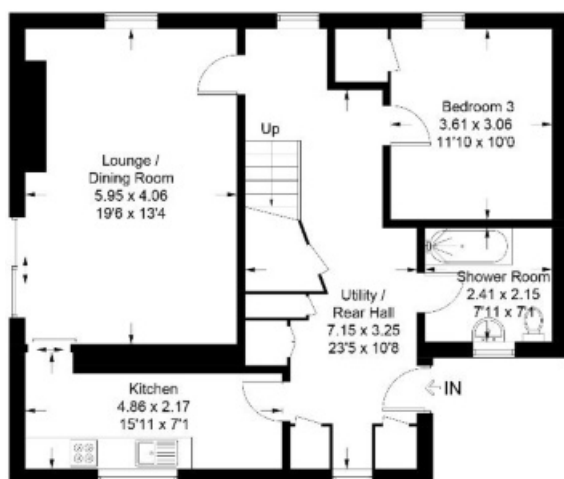
Also At:

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

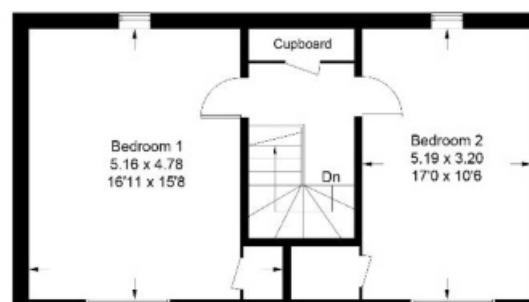


### Fir Cottage, Ninewells Mains, Duns

Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200824)

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.