

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



24 Cumledge Mill, Duns

TD11 3TF

Offers Over £115,000



Nestled in a peaceful rural setting just a short drive from Duns, Cumledge Mill offers a rare blend of historic charm and contemporary comfort. This characterful maisonette, arranged over the first and upper floors, forms part of a beautifully converted former mill overlooking the tranquil Whiteadder Water. Inside, the accommodation includes a welcoming hall, a bright lounge with an open fire, a well-appointed kitchen, two comfortable bedrooms, a landing area ideal as a study and a modern shower room. Externally, the property enjoys an impressive range of outdoor spaces including a private garden, access to a further shared area of garden, shed, greenhouse, wood store and off-street parking. With its idyllic surroundings, and easy reach of Duns and wider Borders attractions, Cumledge Mill presents an appealing opportunity for buyers seeking a unique and picturesque home.



24 Cumledge Mill, Duns

TD11 3TF

Offers Over £115,000

Hall
Lounge
Kitchen
Two Bedrooms
Landing/Study
Shower Room

Electric Heating
Open Fire in Lounge
Double Glazing

Private Garden
Shared Garden
Shed
Greenhouse
Wood Store
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 & Fittings

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

Services

Mains drainage, water and electricity. Electric heating, open fire in lounge, double glazing.

EPC

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Fee

£7 per month.



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

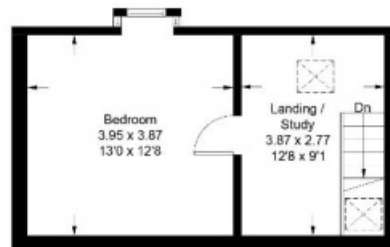
Also At:

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
Tranent,	Tel 01875 611211



24 Cumledge Mill, Duns

Approximate Gross Internal Area = 82.66 sq m / 890 sq ft



First Floor

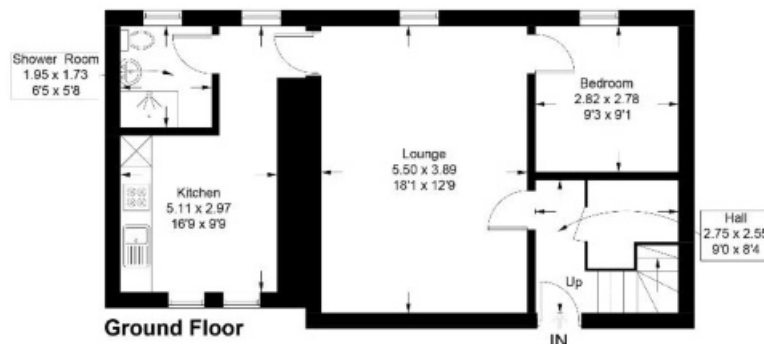


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1258910)

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.