

LEGAL
HASTIN & S
BORDERS COUNTRY LETS



30



38 Newtown Street
Duns, TD11 3AU

£425 Per Month



1 bed



1 public



1 bath

An ideally situated one bedroom ground floor apartment, conveniently positioned within a short walk Duns Town Centre.

Lounge, Kitchen, Bedroom, Bathroom

LRN: 189533/355/26200 & 189534/355/26200

EPC Rating - E

LARN1903091



This ground floor flat offers spacious living in a highly sought-after location, just a brief stroll from Duns Town Centre. Its prime position ensures easy access to local schools, shops, and leisure facilities, making it an ideal choice for those seeking convenience as well as easy access to surrounding towns.

LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops, walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. The historic towns of Berwick-upon-Tweed and Kelso sit 15 miles and 17 miles from the property to provide more extensive shopping and recreational amenities. The property also enables easy access to surrounding train links to Edinburgh City Centre and Newcastle.

ACCOMMODATION SUMMARY

Entrance Vestibule, Lounge, Hallway, Bedroom, Kitchen, Bathroom

ACCOMMODATION

Nestled at the front of the flat, the lounge boasts generous proportions and floods of natural light pouring in through its expansive windows facing the main street. Below, convenient under-window storage adds both convenience and functionality to the space. Flowing seamlessly from the central hall, the hall leads to the rear kitchen, equipped with a sleek array of contemporary base units. Above, a generous skylight bathes the room in sunlight, creating an inviting ambiance perfect for casual dining. The kitchen also comes equipped with a small dining table and chairs, fridge freezer, freestanding electric oven and hob as well as a counter microwave. The recently installed shower room features stylish partial wet wall panelling and a modern three-piece suite, including a corner shower, WC, and wash hand basin. Occupying a prime spot at the front of the house, the spacious bedroom enjoys abundant natural light and offers ample room for a comfortable double bed and accompanying furniture.

EXTERNAL

A side door off the main hall gives access to a shared covered pend area which houses the properties washing machine and

an additional outside WC, as well as providing additional storage and utility space. The property also has access to a shared lawned area to the back with unrestricted parking spaces on the main street.

COUNCIL TAX

Band A

ENERGY PERFORMANCE CERTIFICATE

Band E

LANDLORD REGISTRATION

189533/355/26200 and 189534/355/26200

SERVICES

Mains Electricity, Water and Drainage.

ADDITIONAL INFORMATION

Rent £425 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing. Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

Unfortunately pets of any kind will not be considered for this property.

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