

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Gourlays Wynd, Duns

TD11 3AZ

Offers Over £230,000



22 Gourlays Wynd is an impressive end-terraced home situated in a peaceful location, in the popular eastern Borders town of Duns, offering a superb blend of character, style and practical family living. The ground floor welcomes you with a spacious hall featuring a stunning bespoke spiral staircase, leading to a comfortable lounge, dining kitchen, versatile hobby room/utility room and convenient downstairs WC. Upstairs, the property has a spacious master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally, there is a walled garden to the rear providing a private area for relaxing and entertaining and there is unrestricted on-street parking to the front. Ideally located within Duns, the property is within easy walking distance of local shops, cafés, schools, leisure facilities and everyday amenities, while the town's historic surroundings and the wider Scottish Borders countryside are close at hand. For commuters and those seeking coastal connections, Berwick-upon-Tweed railway station is approximately a 25-minute drive away, providing access to the East Coast Main Line, with the stunning Northumberland and east coast beaches also within easy reach. Viewing highly recommended.



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Hall & Stairs
Lounge
Dining Kitchen
Hobby Room/Utility Room
Downstairs WC
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Walled Garden to Rear
Shed
Unrestricted On-Street Parking



Location

Centered 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

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
Tranent,	Tel 01875 611211



22 Gourlays Wynd, Duns

Approximate Gross Internal Area = 112.78 sq m / 1214 sq ft

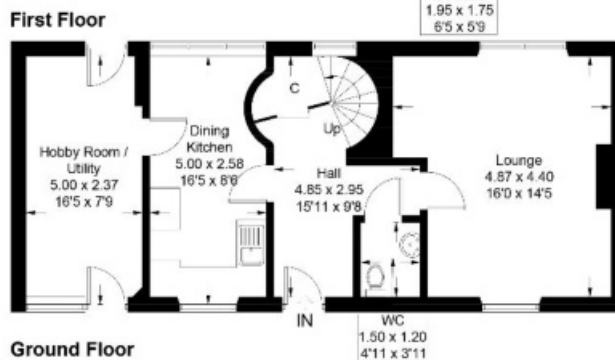
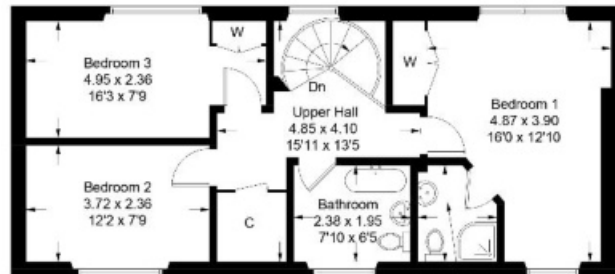


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313081)

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.