

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Manse Stables Castle Street

Duns, TD11 3DG

**Guide Price £310,000**



Manse Stables is a truly unique detached former stable block, now thoughtfully converted into a beautiful and versatile family home. Immaculately presented throughout, the property offers flexible accommodation with either four bedrooms and two public rooms, or three bedrooms and three public rooms, making it perfect for a variety of lifestyles. A standout feature is the spacious dining kitchen, complete with French doors that open directly onto the wonderfully private and enclosed garden, ideal for both family living and entertaining. With private parking, a peaceful setting and a charming garden that wraps around the home, this hidden gem enjoys a remarkably quiet location while being just moments from Duns town centre. Viewing strongly recommended.



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Hall  
Lounge  
Dining Kitchen  
Downstairs Shower Room  
Master Bedroom with En-Suite Bathroom  
Three Further Bedrooms  
Family Bathroom

Gas Central Heating  
Double Glazing

Garden  
Private 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. White goods by separate negotiation.

### Services

Mains drainage, gas, water 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  
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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
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**Manse Stables, Castle Street, Duns**

Approximate Gross Internal Area = 123 sq m / 1324 sq ft

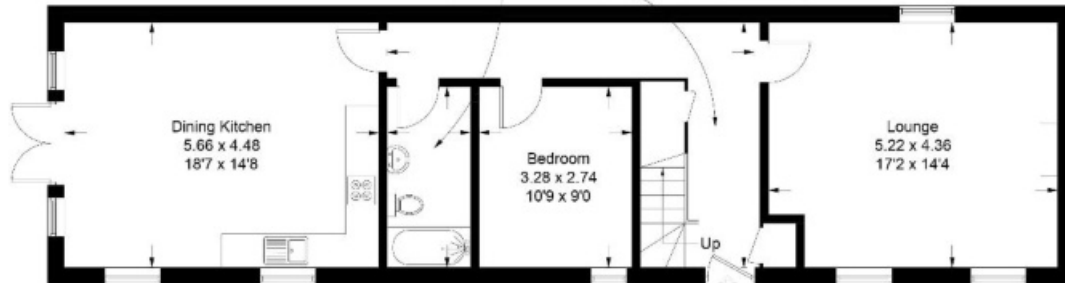
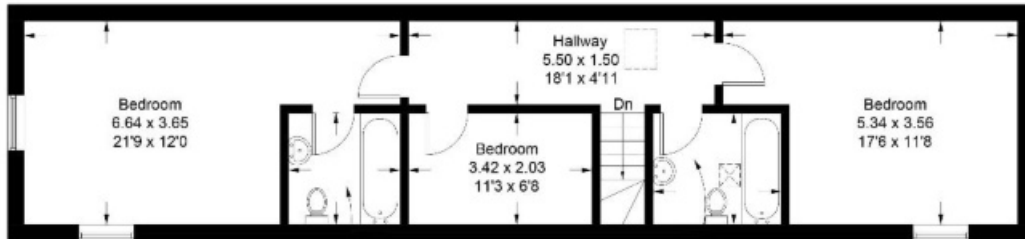


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1236086)

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.