

J. D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
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DUNS, 22 Easter Street, TD11 3DN

Offers over £49,500 are invited

HOME REPORT AVAILABLE

This well presented ground floor flat is ideally located close to the town centre and within easy walking distance of all local amenities. The bright, newly decorated accommodation comprises:- Hallway, LivingRoom/Kitchen, Bedroom & Shower Room. Double glazing and gas central heating are installed. A brick-built outhouse is situated to the rear. Viewing highly recommended.

Duns is a small town with a population of around 2,625 in a lovely rural area at the foot of the Lammermuir Hills. The town has excellent shopping, recreational and educational facilities for its size, the latter having been greatly enhanced by the opening of its new secondary school in February, 2009. The tranquil surroundings of Duns Castle Nature Reserve lie to the north of the town. Duns lies approximately 15 miles from Berwick-upon-Tweed, with its mainline railway station, 17 miles from Kelso and 45 miles from Edinburgh.

ACCOMMODATION

HALLWAY

The front door leads into an L-shaped hallway. Shelved storage cupboard, coat pegs, central heating thermostat, smoke alarm, pendant light fitting and radiator.

LIVING ROOM/KITCHEN – 17' 9" x 11' 1" (5.42m x 3.39m)

A good sized L- shaped room.

Living Area

Front facing window with cupboard below housing the electric meter and fuse boxes. Wooden venetian blind. Wall mounted electric fire with wooden surround. Cupboard containing the combi gas boiler. TV aerial connection and telephone point. Laminate flooring. Water heater switch and central heating controls. Triple light fitting. Radiator and 6 x 13 amp power points.

Kitchen Area

Small side facing opaque window. An attractive range of cream coloured base and wall mounted units provide ample storage and work surfaces. Stainless steel sink and single drainer with mixer tap. Splashback tiling. Electric cooker. Pendant light fitting. 8 x 13 amp power points and other fused points.

BEDROOM – 13' 7" x 9' 0" (4.14m x 2.75m)

A good sized double bedroom with rear facing window with cupboard below. Storage cupboard with shelf and hanging rail. Pendant light fitting, radiator and 4 x 13 amp power points.

SHOWER ROOM -

Small side facing opaque window. White WC, wash-hand basin and tiled shower cubicle with electric shower. Corner shelving. Vinyl flooring. Ceiling light and radiator.

OUTHOUSE

A brick-built outhouse lies to the rear of the property.

SERVICES

The property is served by mains gas, electricity, water and drainage.

COUNCIL TAX

The property is in Band A.

VIEWING

Viewing of this property is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their solicitor, contact J D Clark & Allan as soon as possible to have their interest noted. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor.

NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.

