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Market Square

Duns

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DUNS, 34 Bridgend, TD11 3EX

Offers IRO £82,500 are invited

HOME REPORT AVAILABLE

This is a well presented first and upper floor flat with main door entrance situated within easy walking distance of the town centre. It offers bright, spacious and flexible accommodation comprising:- Vestibule, Upper Hall, Living Room, Dining Room, Kitchen, 2 Bedrooms, Bathroom and Store Room. The internal appearance is greatly enhanced by the use of stripped pine doors and cornices. Gas central heating and double glazing are installed. An area of garden ground, complete with two wooden sheds and brick-built coal shed, lies to the rear of the property. Early viewing is 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 GROUND FLOOR VESTIBULE

The property is accessed from the rear where a solid timber door leads into an attractive staircase. Behind the front door is a shelved cupboard with plumbing for automatic washing machine, water tap, internal light and 2 x 13 amp power points. A window over the stairs provides excellent natural light. Unusual carving over door frame to upper hall. Partly glazed door with venetian blind to:-

UPPER HALL – 7' 7" x 5' 0" (2.31m x 1.53m)

A welcoming hall with coat pegs, triple light fitting, smoke alarm, radiator and 1 x 13 amp power point.

BATHROOM – 7' 5" x 5' 0" (2.26m x 1.52m) at longest & widest

With internal window this L-shaped room has a white three piece bathroom suite comprising wash-hand basin, WC and bath with shower over. Mirror and corner cabinet with mirrored door. Partly tiled. Vinyl flooring. Wall light over door. Wall mounted electric heater, extractor fan and radiator.

LIVING ROOM – 16' 7" x 10' 10" (5.04m x 3.30m) at longest

An attractive, slightly L-shaped room with north and west facing windows fitted with venetian blinds. Feature fireplace with granite effect inset and timber mantel fitted with living flame gas fire. Ceiling rose and plain cornice. TV aerial connection. Triple light fitting. Radiator and 8 x 13 amp power points. Open doorway to:-

KITCHEN – 8' 9" x 7' 5" (2.66m x 2.27m) at longest

A very bright, compact room with large south facing window fitted with venetian blind. An attractive range of base and wall mounted units provides ample storage and work surfaces. Stainless steel sink with mixer tap. Extractor hood (the cooker is available by separate negotiation). Triple spot light fitting. Partially tiled. Vinyl flooring. Wall mounted central heating boiler. Cooker point, water heater switch and 5 x 13 amp power points.

DINING ROOM – 12' 1" x 10' 6" (3.68m x 3.21m)

Currently utilised as a dining room, this well proportioned room has a rear facing window with cast iron curtain pole. Natural wood doors, skirtings and surrounds. Cornice and pendant ceiling light fitting. Telephone point. Radiator and 4 x 13 amp power points. Door to:-

BEDROOM 2 – 12' 1" x 6' 3" (3.21m x 1.90m)

A good single bedroom with front facing window fitted with venetian blind. Cornice, pendant ceiling light fitting, radiator and 4 x 13 amp power points.

FIRST FLOOR LANDING

A door from the living room accesses the staircase which turns to the upper landing. A condenser tumble dryer (available by separate negotiation) and 1 x 13 amp power point are located in a recess at the foot of the stairs. A front facing skylight over the stairs provides excellent natural light. Useful storage cupboard with shelf and hanging rail. Smoke alarm.

BEDROOM 1 – 13' 6" x 12' 1" (4.11m x 3.68m)

A bright and spacious room with large south facing dormer window enjoying a fine outlook. Coombed ceiling. Pendant light fitting, radiator and 4 x 13 amp power points.

STORE ROOM

With potential for conversion to additional bedroom accommodation this has a coombed ceiling, rear facing skylight and internal window to stairs. Hot water tank, central heating controls, ceiling light and 2 x 13 amp power points.

OUTSIDE GARDEN

An area of garden ground with drying facilities lies to the rear of the property. This is mainly laid to lawn with surrounding flower and shrub borders. A brick-built coal shed and two timber sheds are included in the sale.

EXTRAS

All fitted carpets, floor coverings, blinds and light fittings are included in the sale. The white goods are available by separate negotiation.

SERVICES

The property is served by mains gas, electricity, water and drainage. There is a telephone connection.

COUNCIL TAX

The property is in Band B.

VIEWING

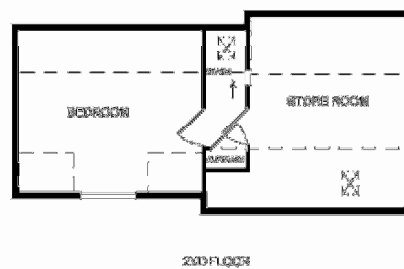
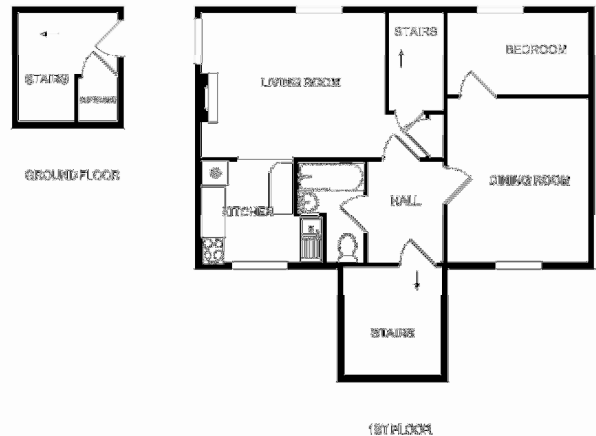
Viewing is highly recommended but strictly by appointment. This can be arranged through the selling solicitors.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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