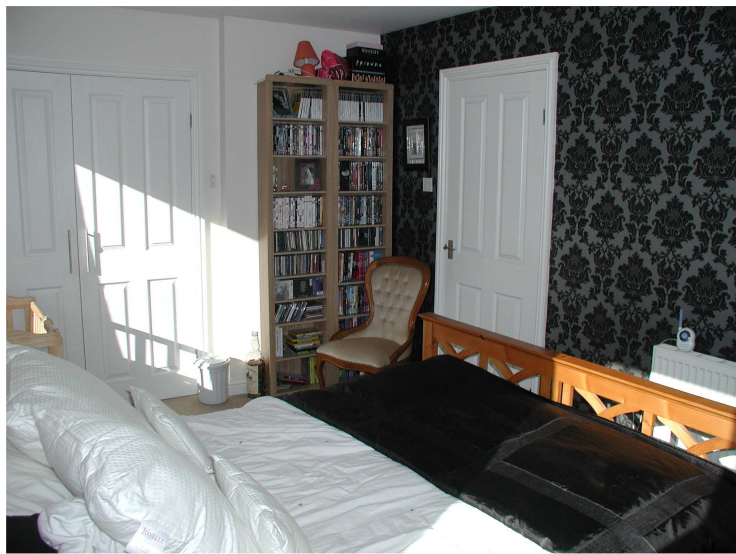


# J. D. Clark & Allan W.S.

Solicitors and Estate Agents

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**DUNS, 35 Easter Street, TD11 3DW** **HOME REPORT AVAILABLE**  
**Offers IRO £118,000 are invited** See our website: [www.jdca.co.uk](http://www.jdca.co.uk)

This bright, well presented, end-terraced property is conveniently located within easy walking distance of the town centre. Ideal for first time buyers or a small family, the accommodation comprises:- Vestibule, Hallway, Living Room, Dining Kitchen, Rear Porch, 2 double Bedrooms and Bathroom. The property enjoys the benefit of electric central heating and double glazing. There is easily maintained garden ground to the front and rear of the property with off-street parking to the side.

Duns is a small town with a population of around 2,626 in a lovely rural area at the foot of the Lammermuir Hills. The town has excellent shopping and recreational facilities for its size whilst educational facilities have been greatly enhanced by the opening of a new state of the art secondary school in February 2009. It is 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 - 1.48m x 0.90m

The partly glazed front door with glazed side panels accesses the vestibule with coat hooks and oak effect laminate flooring. Semi-glazed door to:-

#### HALLWAY

A good sized hall with stairs to first floor accommodation. Walk-in cloaks cupboard containing electric meter and further large storage cupboard. Understair storage space. Oak effect laminate flooring. Smoke alarm, radiator and 4 x 13 amp power points.

#### LIVING ROOM - 4.35m x 3.154m

A bright and spacious front facing room. Stainless steel curtain pole and venetian blind. Marble effect fireplace with wooden mantel and electric fire. TV aerial connection and telephone point. Triple ceiling light fitting. Radiator and 10 x 13 amp power points.

#### DINING KITCHEN - 5.64m x 2.65m

A good sized dining kitchen with 2 windows overlooking rear garden. Fitted roller blind. A very attractive range of modern base and wall mounted units provide ample storage and work surfaces. Black 1½ bowl sink with single drainer. Built-in electric double oven, halogen hob and extractor hood. Plumbing for automatic washing machine. Oak effect laminate flooring. Two 4-spot light fittings. Cooker switch, radiator and 10 x 13 amp power points.

Door to:-

#### REAR PORCH - 1.47m x 1.08m

With small high level side facing window, coat hooks and door to rear garden.

### FIRST FLOOR

#### LANDING

An L-shaped landing with airing cupboard containing the central heating boiler and hot water tank. Loft access. Radiator and 2 x 13 amp power points.

#### BEDROOM 1 - 4.77m x 2.85m

A bright and spacious double bedroom with 2 front facing windows. Stainless steel curtain poles. Large built-in double wardrobe. Display shelving. Radiator and 6 x 13 amp power points.

#### BEDROOM 2 - 4.16m x 2.98m

Another good sized double bedroom, this with rear facing window. Curtain pole and 6 x 13 amp power points.

#### BATHROOM - 2.02m x 1.67m

Rear facing window with venetian blind. White three piece bathroom suite with electric power shower and screen over bath. Partly tiled. Mirror and glass display shelving. Laminate flooring.

### OUTSIDE

#### GARDEN

The small front garden and the larger sheltered rear garden are extremely low maintenance being mainly gravelled and paved. The rear garden, with street access, comprises three levels - a paved patio and drying area, a lawn with flower border and an upper level which is presently in course of being paved. An outside tap is located at the back door and a lean-to garden shed is included in the sale price. Off-street parking is available.

### EXTRAS

All fitted carpets, floor coverings, blinds and light fittings are included in the sale price.

### SERVICES

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

### COUNCIL TAX

The property is in Tax Band B.

### 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.

