

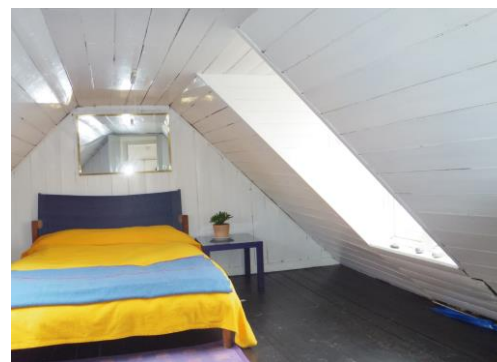
J.D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
TD11 3DR

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DUNS, 43 Castle Street, TD11 3BD

Guide Price £185,000

This spacious mid-terraced property is situated in a well sought after location near the entrance to the tranquil Duns Castle Estate, whilst being a convenient short walk from the town centre. Although the property may benefit from some cosmetic refurbishment it would, nevertheless, be an excellent family home, with large dual aspect rooms offering bright and well proportioned accommodation comprising:- Hall, Dining Kitchen, Sitting Room, 4 double Bedrooms and Bathroom. A porch to the rear of the property leads to the secluded garden. Gas central heating is installed throughout.

Centred around an attractive market square, the former market town of Duns, with a population of approximately 2625, 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 and the magnificent Manderston House which boasts the only silver staircase in the world and a marble dairy. For those interested in recreational pursuits, pleasant walks can be found in the 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. More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed which also has a mainline railway station (15 miles) and Kelso (approximately 19 miles).

See our website: www.jdca.co.uk

ACCOMMODATION

The wooden front door opens into a small porch area, and a further lockable half glass door leads into the lower hallway, with attractive black and white tiled effect flooring and stairs to the upper floors. Off the hallway is a large dual aspect kitchen with a range of freestanding base units, one and a half bowl sink and ample room for a dining area. To the other side of the hallway sits a spacious sitting room, with one window facing onto the street and two to the rear, offering plenty of natural light. Back into the hallway, the staircase leads up to the first floor, with a half landing housing a 6 pane half glass door and step up into the bright, rear porch, with tile effect flooring, arched windows and double doors leading out to the rear garden. The first floor accommodation benefits from two spacious dual aspect double bedrooms off each side of the landing, both benefiting from polished floorboards. The larger of the bedrooms has a traditional fireplace with wooden surround, whilst the other bedroom has a built in cupboard. There is a front facing family bathroom with 3 piece suite comprising claw foot bath, sink and WC. Another set of stairs leads to the attic level. A large velux window on the staircase offers lots of natural lights to both the first and second floor. Two double bedrooms lead off each side of the landing, both with stained floorboards and coombed ceilings. Each of these rooms has an abundance of natural light, with the first bedroom benefiting from two large velux windows, one to the front and one to the rear, and the second bedroom having a dormer window to the front and a velux to the rear. A further door off the landing accesses a useful storage cupboard.

OUTSIDE

A narrow, stoned area sits to each side of the pathway leading to the front door. The rear garden can be accessed from the porch area, or by a shared pathway to the rear.

EXTRAS

All light fittings and floor coverings are included in the sale.

COUNCIL TAX –Band C. Tax payable 2022/23 - £1,573,31.

ENERGY EFFICIENCY RATING D.

SERVICES

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

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 and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. 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. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

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 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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