



13 North Street, Duns, TD11 3AP



Offers Over £135,000

- Stone-built Townhouse
- Kitchen / Dining Room
- Bathroom & Ground Floor WC
- Ample Storage
- 4 Double Bedrooms
- Well-proportioned Living Room
- Gas Central Heating
- Town Centre Location

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Situated on a one-way street in close proximity to the town centre of Duns, which has a good selection of shops, restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, gym and rugby, football and bowling club. Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west. Both these towns offer rail links to Edinburgh, the line from Berwick being the main East Coast Line. There is a good bus service to both Berwick and Galashiels as well as other local destinations. By car, Edinburgh is approx. 49 miles, with Newcastle to the South being approx. 77 miles. Both these cities offer excellent airport facilities.

DESCRIPTION:

This charming four-bedroom stone-built terraced house, located in the heart of the town, presents an excellent renovation opportunity. The ground floor features a spacious living room, kitchen/dining room and a convenient WC. The first floor offers two double bedrooms and a bathroom, while the second floor includes two additional double bedrooms. The property benefits from gas central heating. Viewing is highly recommend to appreciate the space this property has to offer.

EXTERNALLY:

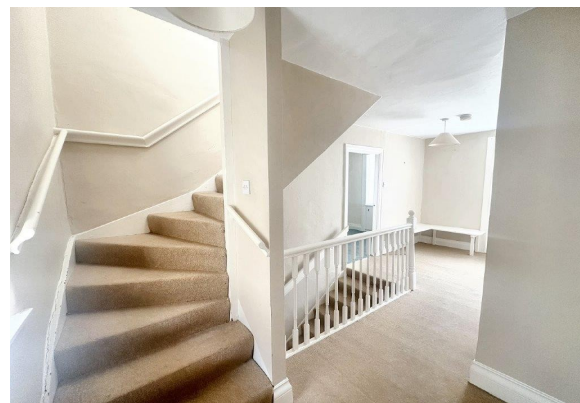
Though the property lacks outdoor space, it is within striking distance of Duns Park and the picturesque Duns Castle Estate, providing ample recreational options just a short walk away.

SERVICES:

Mains electricity, gas, water & drainage.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



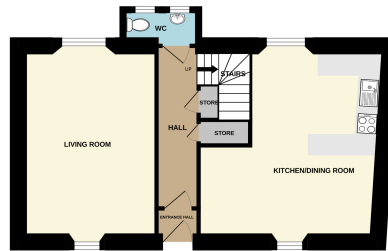
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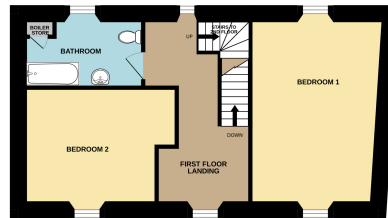
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FLOOR PLAN:

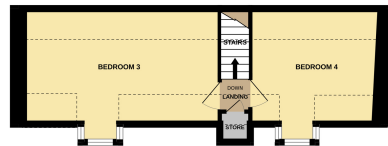
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ACCOMMODATION:

- ENTRANCE HALL (1.03M X 0.98M)
- KITCHEN / DINING ROOM (5.08M X 5.40M) at widest
- WC (2.21M X 1.00M)
- BEDROOM 1 (5.56M X 3.03M)
- BATHROOM (3.52M X 2.08M)
- BEDROOM 3 (5.46M X 3.96M)
- HALLWAY (4.66M X 1.11M)
- LIVING ROOM (5.51M X 3.88M)
- FIRST FLOOR LANDING
- BEDROOM 2 (3.89M X 3.36M)
- SECOND FLOOR LANDING
- BEDROOM 4 (3.96M X 2.83M)

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