

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Teindhillgreen, Duns

TD11 3DX

Guide Price £160,000



2 Teindhillgreen is an attractive end-terraced property, perfectly positioned on an elevated site that commands stunning views of the Cheviot Hills, all while being conveniently situated just a short stroll from the town centre. This property presents a unique opportunity for those looking to put their personal touch on their next home, offering potential for reconfiguration to unlock additional living space or even create a second bedroom from the existing layout. Boasting a welcoming hall, cosy lounge with Aga multi-fuel stove, dining kitchen, utility room, modern shower room, double bedroom, box room and bathroom. The front and rear gardens are fairly low maintenance, providing a peaceful outdoor retreat. At the rear, a courtyard garden features a summerhouse and a useful shed. Viewing recommended.



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Hall
Lounge with Aga Multi-Fuel Stove
Dining Kitchen
Utility Room
Shower Room
Double Bedroom
Box Room
Bathroom

Gas Central Heating
Double and Single Glazing

Garden to Front & Rear
Summerhouse
Shed



Location

Centred around an attractive market square, the former market town of Duns 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. Pleasant walks can be found in the tranquil 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. There is an east coast mainline train station at the village of Reston (10 miles). More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed (16 miles) and Kelso (17 miles).

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, gas, water and electricity. Gas central heating, mainly double glazing but two small windows at the rear are single glazing.

EPC

E

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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2 Teindhillgreen, Duns

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft

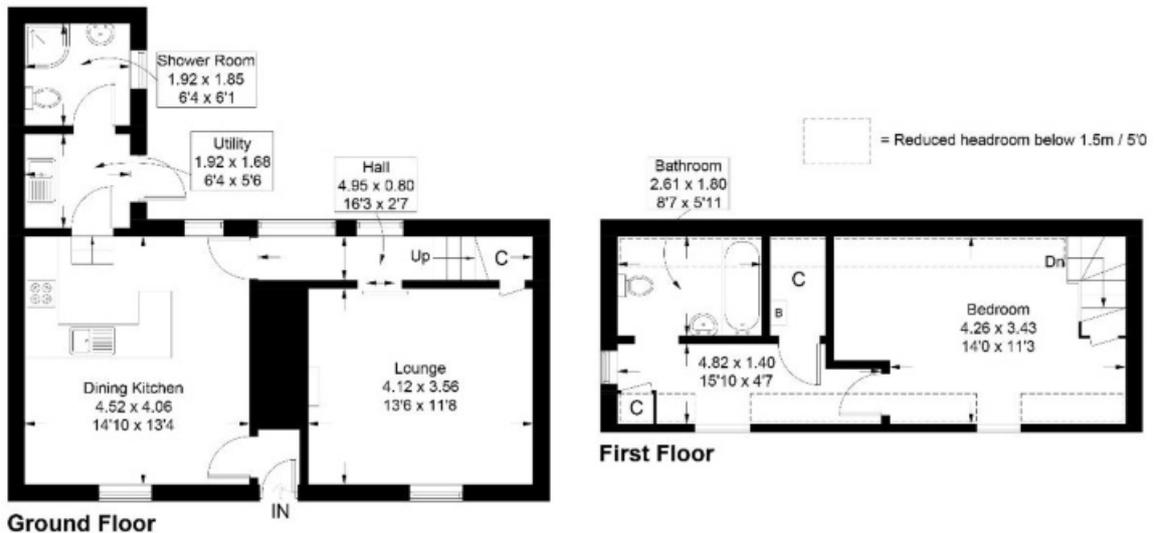


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (11071129)

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.