



31 Castle Street

31 Castle Street

Duns, TD11 3DG

Offers Over £295,000





Conveniently positioned for easy access to all local amenities, this charming period home has been tastefully and sympathetically upgraded to provide low maintenance modern living with the benefit of a particularly private and sunny back garden



31 Castle Street is an immaculately presented C Listed period property which offers well-proportioned accommodation over three floors. Set in the heart of Duns with all local amenities a short stroll away.

Having been enhanced and upgraded by the current owner in recent years, this traditional home offers a sleek, contemporary and well considered interior which has been completed sympathetically to ensure a lovely blend of modern convenience and original character with some lovely period features to enjoy such as the sash windows and impressive sweeping staircase within the turret style extension to the rear.

Perfectly laid out for modern family living, the ground floor offers flexible living spaces ideal for modern family life and entertaining guests; the living room with a direct connection to the sheltered private gardens and the family dining kitchen which is a real highlight of this home; beautifully upgraded and finished with top of the range cabinetry complete with solid wood worktops, a central breakfasting island and fully integrated appliances including the self extracting ceramic hob. A clever sliding internal door at the rear opens into the very useful snug/family room to provide a cosy and relaxing space to unwind with a pleasant view of the garden.

The flexibility of the ground floor is well balanced with the bedroom accommodation extending across the first and second floors - Four light filled double bedrooms plus a media room on the top floor and a luxurious four piece family bathroom.

The highly private sun trap rear garden is the perfect size for those seeking some outside space to enjoy without too much maintenance. Well planted and established to include a well placed dining terrace which catches the sun well into the evenings with raised beds and rockery extending beyond.

LOCATION

Duns is a charming market town known for its picturesque surroundings and rich history. It offers a peaceful rural lifestyle with easy access to surrounding countryside and coastal attractions

- Amenities: The town boasts a variety of shops, cafes, restaurants, and every day services, including a doctors surgery and pharmacy. It also has a thriving community with regular events and activities.
- Schooling: Duns is home to both a primary and secondary school as well as a selection of nursery's and early childcare settings
- Population: a population of approximately 2,500, Duns has a close-knit community atmosphere, perfect for families or those seeking a quieter lifestyle.
- Transport Connections: The town lies approximately forty miles south east of Edinburgh, with easy access to the A1 allowing easy travel both north and south. Local train connections on the main East Coast rail-line are available at Reston (7 miles) and Berwick-upon-Tweed (12 miles away) Local public transport services allow regular connections to neighbouring towns and villages What3words ///nappy.woke.easygoing

HIGHLIGHTS

- Immaculate interiors
- Well considered décor and presentation
- Standout dining kitchen
- Choice of living spaces
- Sheltered sun trap garden

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with doors to garden, Dining Kitchen, Family Room/Snug, Four Double Bedrooms, Media Room/Home Office and Family Bathroom

SERVICES

Mains services. Gas central heating. Recently installed secondary glazing.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £295,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



