



34 Easter Street

Fixed Price £169,000

Duns, TD11 3DN



3 bed



1 public



1 bath



Perfectly Placed For Easy Access To All Town Centre Amenities, This Traditional Townhouse Offers Surprisingly Spacious Accommodation And A Quaint Courtyard Garden

Entrance Hall, Three Bedrooms, Bathroom, Lounge, Breakfasting Kitchen And Utility Room





Tucked just a short stroll from Duns' traditional Market Square, 34 Easter Street is a deceptively spacious period townhouse that combines classic character with a thoughtful, practical layout.

Ideal for those seeking town centre convenience, this home offers generous living space and a low-maintenance courtyard garden, perfect for relaxed outdoor living. The accommodation is cleverly arranged to maximise natural light and privacy.

All three well-proportioned bedrooms and the main bathroom are situated peacefully on the ground floor, while the entire upper level is dedicated to an exceptionally spacious, south-facing lounge. Flooded with sunlight throughout the day, this open-plan area also incorporates the kitchen and a separate utility room—an ideal setup for both entertaining and everyday living.

The welcoming entrance hall provides a lovely sense of flow, with French doors opening directly to the sheltered rear garden.

The interior is presented in good condition, yet it also offers scope for cosmetic enhancements—an excellent opportunity for buyers looking to put their own stamp on a charming period home.

## LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant.

## HIGHLIGHTS

- Excellent town centre position
- Sunny low maintenance courtyard garden
- Surprisingly spacious
- Well planned interior
- French doors to garden
- Useful external outhouse

## ACCOMMODATION SUMMARY

Entrance Hall, Three Bedrooms, Bathroom, Lounge, Breakfasting Kitchen and Utility Room

## SERVICES

Mains services. Double glazing. Gas central heating

## ADDITIONAL INFORMATION

The property is available with vacant possession. All carpets, floor covering, curtains, light fittings and remaining kitchen appliances will be included in the sale. The courtyard garden can be accessed both via the property and through the shared archway to the side.

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating D

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Fixed Price £169,000. Offers 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](mailto: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.