

HASTIN<sup>LEGAL</sup>&S



Lower Left Apartment, 17A Bridgend

Offers Over £90,000

Duns, TD11 3ES



1 bed

1 public

1 bath



Conveniently Located For All Town Centre Amenities; A Tastefully Upgraded Ground Floor Apartment With Access To A Shared Courtyard.

Communal Entrance Hall, Open Plan Lounge With Fully Fitted Kitchen, Double Bedroom And Shower Room





Having been tastefully upgraded throughout, this smart, light filled ground floor apartment is in turn key condition, a perfect prospect for a first time buyer or investment with excellent rental potential.

Lying close to the town centre, all local amenities are within a short walk of the property, forming a convenient base for a range of buyers.

The open plan arrangement of the living areas is perfect for modern day living with the sun bathed lounge and well equipped fully fitted kitchen area to the front of the building. Extending to the rear is a peaceful double bedroom and smart, fully upgraded shower room.

With entry to the apartment off Bridgend, the neat and tidy entrance hall is shared with one other ground floor apartment and a townhouse above. This communal entrance gives way at the rear to a shared courtyard area which offers a great opportunity for those seeking some outside space without too much maintenance with plenty of scope for patio furniture, pot plants and clothes drying

## 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

- Smartly Upgraded and Renovated Interior
- Shared Sheltered Courtyard
- Close to Town Centre
- Excellent Investment Prospect
- Ideal for a First Time Buyer

## ACCOMMODATION SUMMARY

Communal Entrance Hall, Open Plan Lounge with Fully Fitted Kitchen, Double Bedroom and Shower Room

## SERVICES

Mains services. Double glazing. Gas central heating.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. The other ground floor apartment (mirror image) is also listed on the market separately; both apartments are available for a combined portfolio purchase if desired.

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating C

## 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.

## MARKETING POLICY

Offers over £90,000 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](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.