



30 Glebe Park

Offers Over £165,000

Duns, TD11 3EE



3 bed

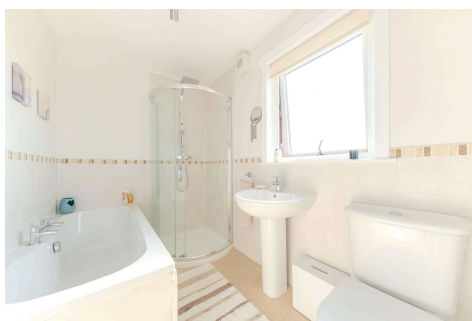
1 public

2 bath



Superb Family Home Nestled In A Peaceful Cul-de-sac, Just A Short Walk From The Town Centre And Local Schools.

Entrance Porch, Hall, Lounge, Dining Kitchen, Utility/Rear Hall, Cloakroom, Three Double Bedrooms And Bathroom



30 GLEBE PARK

Quietly set within a small and well established cul de sac, 30 Glebe Park offers a perfect opportunity for those seeking a family home in the town.

Boasting generous internal proportions, and offered in excellent order throughout including recent redecoration, some new carpeting and a modern four piece bathroom. The town centre is only a short stroll from the property, affording easy access to all town centre amenities, the local play park as well as primary and secondary schools.

From the rear, the property faces south, with pleasant outlooks over the town and catching the sun all day; the rear garden is in a sheltered sunny spot, designed for ease of maintenance and lots of scope to further landscape if desired.

Internally the living spaces on the ground floor include a restful lounge to the front which quietly overlooks the cul de sac beyond. Current housing a gas fire set into a brick fireplace with matching corner cabinet, offering easy opportunities for a purchaser to upgrade if desired. To the rear extends a sizable family dining kitchen; well fitted with a good range of solid wood units, and offering plenty of space for family dining with windows over the rear garden ensuring plenty of natural light. Usefully off the kitchen lies a small rear hall/utility area with WC off and good additional storage is located off the main entrance hall.

Three spacious, bright and airy double bedrooms lie on the first floor alongside the family bathroom which has been cleverly reconfigured to provide space for a four piece suite including a bath and separate shower cubicle.

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

- Quiet cul de sac setting
- Close to town centre
- Fresh décor and recent carpeting
- Generous internal proportions
- Excellent family home
- Sunny, sheltered rear garden

ACCOMMODATION SUMMARY

Entrance Porch, Hall, Lounge, Dining Kitchen, Utility/Rear Hall, Cloakroom, Three Double Bedrooms and Bathroom

SERVICES

Mains services. Double Glazing. Gas Central Heating

COUNCIL TAX

Band B

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 or requested by email 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

Offers over £165,000 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.