



2 Murray Street

Duns, TD11 3DE



3 bed



2 public



1 bath



A Perfectly Placed Townhouse Directly Overlooking Duns Market Square. Renovated And Modernised To An Excellent.

Entrance Hall, Lounge, Dining Room, Kitchen, Office, Bathroom, Three Double Bedrooms Plus Two Further Attic Rooms.



Perfectly placed for the convenience of all local amenities, 2 Murray Street commands a super outlook over the traditional Market Square of Duns. With accommodation extending over three floors this characterful C listed townhouse offers deceptively spacious accommodation that has been tastefully upgraded and modernised by the current vendors. The property has a successful rental history and indeed there is currently a tenant in situ which would provide a ready-made investment for those seeking a buy to let investment. That said, the level of accommodation would be perfectly suited to those in search of a town centre main residence or a lock up and leave weekend bolthole in The Borders.

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

- Town centre position
- Traditional accommodation
- Excellent proportions
- Nicely modernised & upgraded
- Private main door entrance
- Great buy to let prospect
- Ideal main home

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Room, Kitchen, Office, Bathroom, Three Double Bedrooms plus Two Further Attic Rooms.

ACCOMMODATION

The townhouse has its own private entrance from street level that opens into a traditional entrance hall with ample room for storage etc. Carpeted stairs with window over leads to the first floor landing. The two principal living spaces command a fantastic outlook directly over Duns Market Square; both the lounge and dining room offer great proportions with high ceilings and large sash windows. The dining room is semi open plan to the adjoining kitchen which has been re-fitted with a fantastic range of modern units with useful shelved walk in recess which also houses the washing machine. A versatile room lies off the lounge and would make for a perfect home office with a window giving a peaceful aspect to the rear of the building.

A further carpeted staircase leads to the second floor which hosts the three bedrooms; the two main rooms to the front are particularly spacious doubles with the third bedroom currently utilised as a home gym/dressing room. The bedrooms are served by the very smartly fitted bathroom with white suite, partially tiled walls and over bath shower

From the second floor landing a door opens to a further staircase extending to the attic floor. This area currently comprise of two large rooms with velux windows to the rear and a store room. These rooms offer lots of possibilities and would lend themselves to different uses depending on preference. .

SERVICES

Mains water, gas and electricity. Gas central heating with recently installed replacement boiler. Electric panel heaters within the attic rooms. Part double glazing.

ENERGY EFFICIENCY

Rating D

COUNCIL TAX

Band D

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 £195,000 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.