

HASTIN<sup>LEGAL</sup>&S



11 Currie Street

Duns, TD11 3DL





An extremely attractive Georgian townhouse which boasts a highly convenient location close to the town centre. The presentation of the property is absolutely superb, with great care and attention having been taken to retain or restore as much of the traditional character as possible. The large attic space provides great opportunities for further development and there is a lovely, well stocked patio garden.



Dating from the early 1800's, 11 Currie Street is an exceptionally attractive property which enjoys a prominent town centre location. Typical of its era, this Georgian townhouse has great appeal with its solid stone construction and symmetrical appearance which incorporates large sash and case windows and traditional entrance porch. Internally, the styling of the property is simply stunning - a real masterclass in presentation and with excellent care having been taken to retain or restore as much of the original charm and character as possible. The current owners have undertaken an extensive programme of refurbishment during their time there which has resulted in a subtle blend of traditional styling with more modern design influences, particularly within the kitchen and shower room fittings. The well-stocked and colourful patio garden which lies to the front and extends to the side of the property provides a pleasant area to sit out. Due to the properties close proximity to the town centre and local amenities, it presents an excellent opportunity either as a family home or perhaps for those looking to downsize, without too much garden to maintain and within walking distance of shops etc.

### 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

### ACCOMMODATION SUMMARY

Entrance Porch, Hall, Lounge, Dining Room, Breakfasting Kitchen, Cloakroom, Three Double Bedrooms and Shower Room. A large Fully Floored Attic.

### KEY FEATURES

- Fabulous Interior Styling
- Great Charm & Character
- Convenient Town Centre Location
- Large Attic With Great Scope

- Patio Style Gardens

### INTERIOR

The interior oozes traditional charm throughout, evident immediately due to the traditional floor tiles in the entrance porch. From here, a part glazed door opens into a warm and welcoming hall with lovely timber panelling to dado height – something that features throughout the interior. The timber staircase extends to the upper floor. To either side of the hall lie both public rooms; the lounge features a magnificent feature fireplace, exposed floor boards and fabulous full height windows. The dining room is a great space for entertaining – lots of room for a large table and chairs and again with feature fireplace and floor to ceiling sash and case windows. A hatch to the rear opens to the adjoining kitchen – this is a lovely space, presented in traditional farmhouse style with a great range of units, space for every day dining and an external 9 pane glazed door. The ground floor cloakroom with WC and pedestal sink provides a useful ground floor facility. The first floor hosts a lovely galleried style landing with window to the front. Bedroom three, a pleasant double room lies to the rear of the landing as does the shower room which is very freshly presented. To the front bedroom two is a generous double with built in storage and large windows. A step from the landing then leads to the impressive master bedroom – providing a real sense of grandeur this is a beautiful restful room, again with large windows and magnificent feature fireplace. Built in cupboards provide good storage. A permanent staircase extends off the first floor landing to a fantastic attic space. Fully floored and with velux windows to the front and rear. There is obvious scope here for further development and conversion, subject to consents and would make an ideal studio or office space.

### EXTERNAL

A very well established and well planned patio garden lies to the front of the property and extends to the side with access off the kitchen. The area to the front is bounded by traditional wrought iron railings with stone entrance pillars. Having been well stocked to provide a variety of colour and interest, there is also a paved seating area in front of the lounge windows.

### SERVICES

Mains services. Gas central heating

### MEASUREMENTS

lounge	5.40m x 4.45m
Dining Room	3.90m x 3.85m
Kitchen	4.05m x 3.35m
Bedroom One	4.85m x 4.60m
Bedroom Two	3.90m x 3.10m
Bedroom Three	3.45m x 2.70m
Shower Room	2.30m x 2.05m
Attic Room	6.95m x 6.65m

### COUNCIL TAX

Band C

### ENERGY EFFICIENCY

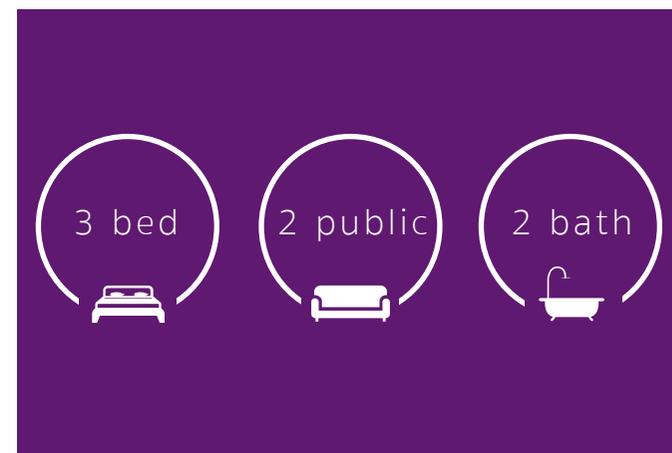
Rating D

### VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573225999 - lines open until 10pm 7 days a week.

### MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.



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