

11 Cumledge Mill



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Duns, TD11 3TF

Offers Over £99,000



1 bed



1 public



1 bath



Charming Ground Floor Garden Apartment
With Open Outlooks To The Front, Positioned
On The Edge Of The Village And Within Easy
Reach Of Duns

Entrance Hall/Computer Area, Lounge,
Kitchen, Bathroom And Bedroom



Enjoying an idyllic location on the edge of Preston village, Cumledge Mill is a traditional terrace of former Mill Workers cottages dating from the early 1800's.

Number 11 is a very quaint ground floor apartment which enjoys an open outlook to the front over the communal grounds as well as access from the rear to its own private cottage style garden. In addition to the private garden, there are surrounding communal grounds which all residents can enjoy.

The level of accommodation is well suited to an individual, first time buyer or those seeking a weekend/holiday home from which to enjoy the local area.

The interior does offer a purchaser some scope to add their own stamp should they wish to, although recent upgrades to the property include a smartly refitted bathroom and partial replacement of the double glazing.

LOCATION

Duns is a charming market town known for its picturesque surroundings and rich history. It offers a peaceful rural lifestyle with easy access to surrounding countryside and coastal attractions

- Amenities: The town boasts a variety of shops, cafes, restaurants, and every day services, including a doctors surgery and pharmacy. It also has a thriving community with regular events and activities.
- Schooling: Duns is home to both a primary and secondary school as well as a selection of nursery's and early childcare settings
- Population: a population of approximately 2,500, Duns has a close-knit community atmosphere, perfect for families or those seeking a quieter lifestyle.
- Transport Connections: The town lies approximately forty miles south east of Edinburgh, with easy access to the A1 allowing easy travel both north and south. Local train connections on the main East Coast rail-line are available at Reston (7 miles) and Berwick-upon-Tweed (12 miles away) Local public transport services allow regular connections to neighbouring towns and villages

What3words ///wrong.certainly.passenger

HIGHLIGHTS

- Traditional ground floor garden apartment
- Edge of village setting
- Close to Duns
- Modern replacement bathroom
- Ideal weekend/holiday home
- Cottage style garden plus communal grounds

ACCOMMODATION SUMMARY

Entrance Hall/Computer Area, Lounge, Kitchen, Bathroom and Bedroom

SERVICES

Mains water and electricity. Private drainage. Partial double glazing. Electric heating

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating F

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £99,000 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.