

HASTIN^{LEGAL}&S



33 Castle Street

Offers Over £195,000

Duns, TD11 3DG



4 bed

1 public

1 bath



A Particularly Smart And Characterful
Townhouse In The Heart Of Duns With Easy
Access To The Grounds Of Duns Castle Estate
And All Local Amenities

Entrance Hall, Sitting Room, Dining Kitchen,
Four Bedrooms And Bathroom



A charming three-storey townhouse combining period character, modern comfort and an enviable town-centre location.

Perfectly positioned for the convenience of Duns town centre, 33 Castle Street is a particularly attractive three-storey townhouse offering an excellent opportunity to acquire a characterful period home in the heart of the town.

Adding to its appeal, the property enjoys easy access to the beautiful grounds of the Duns Castle estate, with open countryside, scenic walks and cycle routes quite literally on the doorstep. It is a setting that offers the best of both worlds — the convenience of town living with the freedom of the countryside close at hand.

Well presented throughout, the property has been cosmetically refreshed in recent years, creating a welcoming, move-in-ready home that combines original period features with the comforts of modern living.

The ground floor is designed with everyday living and entertaining in mind, offering warm and sociable spaces. The inviting sitting room features a cosy open fire, while the well-appointed dining kitchen provides a practical and welcoming heart to the home.

On the first floor are two generously proportioned double bedrooms, each retaining its original fireplace and period character. The principal bedroom is particularly appealing, with dual-aspect windows bringing in plenty of natural light and offering attractive views. A family bathroom completes this level.

The accommodation continues to the third floor, where two further attic bedrooms provide excellent flexibility for family, guests, home working or hobbies. Each room benefits from a front-facing dormer window, framing lovely rooftop views across Duns and towards the surrounding countryside.

With its blend of period charm, versatile accommodation and exceptional access to both town and countryside, 33 Castle Street is a home equally suited to those looking for a permanent residence or a characterful escape in the Scottish Borders.

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 ///popped.measuring.extend

HIGHLIGHTS

- Highly convenient setting
- Easy access to the grounds of Duns Castle
- Low maintenance period accommodation
- Cosy open fire
- Original period detailing

ACCOMMODATION SUMMARY

Entrance Hall, Sitting Room, Dining Kitchen, Four Bedrooms and Bathroom

SERVICES

Mains services. Gas central heating.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

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 6 days a week including evenings, weekends and public holidays.

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.