



49 Castle Street, Duns, TD11 3BD



Offers Over £119,995

- Terraced Cottage
- Kitchen & Bathroom
- Double Bedroom & Single/Study
- Gas Central Heating
- Enclosed Rear Garden
- Bright Spacious Living Room
- Ample Storage
- Storage Room
- Category C Listed Building
- Refurbishment Required

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

Situated in a popular residential area just a short distance from the town centre of Duns, this property enjoys a highly convenient setting. Duns offers a wide range of local amenities including shops, cafes, and restaurants, along with a variety of recreational facilities such as a golf course, swimming pool, gym, and rugby, football, tennis and bowling clubs, making it an ideal location for those with an active lifestyles. Duns lies on the A6105, well-positioned between Berwick-upon-Tweed to the east and Galashiels to the west. Both towns provide rail connections to Edinburgh, with Berwick offering access to the main East Coast mainline. A reliable local bus service connects Duns with Berwick, Galashiels, and surrounding areas. For drivers, Edinburgh is approximately 49 miles to the north, while Newcastle lies around 77 miles to the south, both cities providing excellent airport links for domestic and international travel.

#### DESCRIPTION:

This charming, traditional terraced cottage dates back to the 1800s and forms part of what was once an Industrial Evening School, shared with the neighbouring cottage. Still recognised for its historical significance, the property holds a Category C listed status, adding to its unique character and appeal. The spacious living room provides a welcoming heart to the home and leads through to the kitchen. The ground floor also includes a bathroom and several built-in storage cupboards, offering practical living space. A traditional winder staircase leads to the first floor, where you will find a bright double bedroom to the front, a boxroom / study, and a useful storage room. The property benefits from gas central heating and although it is in need of modernisation throughout, it presents an exciting opportunity for renovation and potential reconfiguration or extension (subject to the necessary planning consents). Set in a picturesque edge-of-town location, the cottage enjoys excellent access to countryside walks and outdoor pursuits, most notably the beautiful Duns Castle Estate, just moments away.

#### EXTERNALLY:

Set back from the pavement on the historic Castle Street, this delightful property immediately exudes charm, fronted by a cobbled town garden that sets the tone for what lies beyond. To the rear, an enclosed garden offers a private outdoor space that, while currently in need of some green-fingered attention, clearly bears the mark of having once been lovingly tended. With an abundance of mature plants and thoughtfully landscaped features, it holds wonderful potential to be restored to its former glory.

#### SERVICES:

Mains Electric, Gas, Water & Drainage.

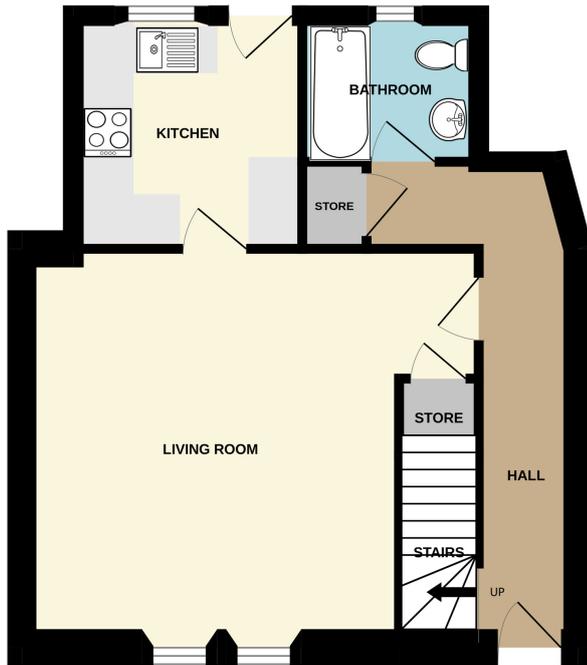


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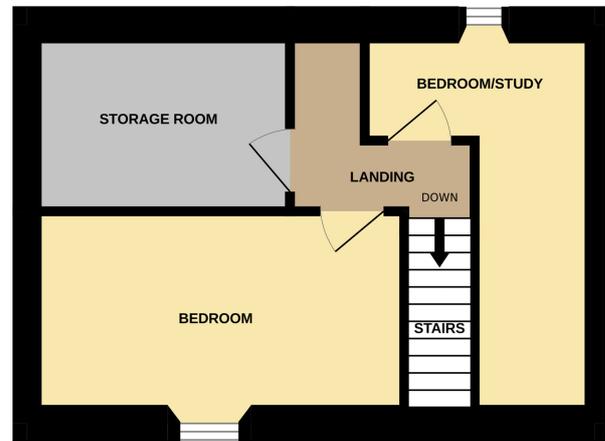
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FLOOR PLAN:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALL (L-SHAPED)
- BATHROOM (2.09M X 1.74M)
- LANDING (L-SHAPED)
- STORAGE ROOM (3.34M X 1.98M)
- LIVING ROOM (5.31M X 4.84M)
- KITCHEN (2.82M X 2.17M)
- BEDROOM 1 (4.10M X 2.45M)
- BEDROOM / STUDY (4.80M X 2.26M) at widest

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents  
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,  
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest  
may be advised of any closing date fixed for offers. These particulars are for guidance only. All  
measurements were taken by a laser tape measure and may be subject to small discrepancies.  
Although a high level of care has been taken to ensure these details are correct, no guarantees  
are given to the accuracy of the above information. While the information is believed to be  
correct and accurate any potential purchaser must review the details themselves to ensure  
they are satisfied with our findings.



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your property and provide you with an accurate price.  
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