



28 BRIERY BAULK, DUNS, TD11 3BH

- End Terraced House
- Living Room
- Kitchen / Diner
- Gardens & Parking
- 3 Bedrooms (Master En-suite)
- Modern Fitted Bathroom
- Fitted Utility Room
- Gas Central Heating

OFFERS AROUND £130,000



MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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Berwickshire, TD11 3BX.
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LP-1 Duns

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Berwickshire, TD14 5JE
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LOCATION

Situated in a popular residential area of Duns close to the town centre and the park which has access a safe boardwalk along to the schools. The vibrant and picturesque town of Duns close to the A1 and just 45 miles from Edinburgh. Boasting many great attractions nearby including the 14th century Duns Castle, which is now a wedding venue and Manderston, an opulent Edwardian country house with its famous silver staircase and gardens that are open to the public. Duns has a good selection of shops and a great variety of recreational facilities. Other amenities include a medical centre, fully modernised primary school opened in 2018 and a modern state-of-the-art High School. Duns is served by good road links to the other main Scottish Border towns and 15 miles away from the East Coast railway station in Berwick-Upon-Tweed with excellent links to Edinburgh and London.

DESCRIPTION

An immaculately presented family home which has been greatly enhanced and extended by its present owner. This 3-bedroomed house has a two-storey extension which creates a kitchen / diner with patio doors out to the side garden and above a master bedroom with en-suite shower room. The modern fitted kitchen is bright and spacious with integrated electric double oven, sleek electric hob, cooker hood extractor, dishwasher and fridge. The former kitchen has been utilised to provide a spacious utility room with neat cupboards and integrated fridge, freezer and cupboards to neatly house the washing machine and tumble dryer. The property also benefits from gas central heating, modern family bathroom, double glazing, through lounge with windows front and rear and double bedrooms. The property is in walk-in condition and is offered in excellent decorative order throughout and would be ideal for families or even first time buyers. Viewing is highly recommended to appreciate the quality of this truly immaculate family home.

ACCOMMODATION

HALL	(3.82M X 2.31M) at widest
LOUNGE	(5.88M X 3.27M) at widest
UTILITY ROOM	(2.25M X 2.06M)
KITCHEN / DINER	(4.65M X 3.16M)
LANDING	(2.03M X 1.07M)
MASTER BEDROOM	(3.61M X 3.12M)
EN-SUITE SHOWER	(2.77M X 0.94M)
BATHROOM	(1.98M X 1.96M)
BEDROOM 2	(3.55M X 2.92M)
BEDROOM 3	(4.63M X 2.87M)

EXTERNALLY

Set at the end of a terrace on the corner plot elevated from the road. The front garden is tiered with a mixture of white gravel, grass and off street parking. The rear garden is neatly presented and has a large corrugated steel garden shed.

SERVICES

Mains Electricity, Gas and Water
Council Tax: Band A
EPC: Band C

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

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 5565221 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 sonic 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.