



2 BRIERY BAULK, DUNS, TD11 3BH

- Semi-Detached House
- Kitchen & Dining Room
- Double Glazing
- Gas Central Heating
- Spacious Living Room
- 3 Bedrooms & Bathroom
- Further Potential
- Parking & Garage

OFFERS AROUND £125,000

**M
&
P**

MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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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

A well-presented 3 bedroom semi-detached house in the heart of Duns. This family home is close to Duns town centre with the benefit of parking and a garage. The property offers further potential to alter or even extend as there is ample garden grounds to three sides (subject to relevant permissions). The house has been well maintained throughout and already benefits from gas central heating, double glazing, neatly fitted kitchen and is offered in clean decorative order. Viewing is highly recommended to appreciate this family home as well as its handy location and the further potential this property has to offer.

ACCOMMODATION

HALL	(1.35M X 1.21M)
LIVING ROOM	(5.91M X 3.81M)
KITCHEN	(3.05M X 2.43M)
DINING ROOM	(3.31M X 1.97M)
LANDING	('L' SHAPED)
BEDROOM 1	(3.83M X 3.40M)
BEDROOM 2	(4.91M X 2.43M)
BATHROOM	(2.02M X 1.73M)
BEDROOM 3	(3.38M X 2.00M)

EXTERNALLY

The enclosed garden has a neat picket fence along the front with a path to the entrance, gravel to one side and laid to lawn at the other. To the side there is a gated drive that gives access to the detached timber garage. The rear garden has a decked area direct from the house and is mainly laid to lawn and has a garden shed tucked away in the corner.

SERVICES

Mains Electricity, Gas and Water
Council Tax: Band B
EPC: Band D

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 Ltd, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 5565 221 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.