



40 Briery Baulk, Duns, TD11 3BH



- Semi-Detached Bungalow
- Living / Dining Room
- Bathroom
- Close Town Centre

- 1 Double Bedroom
- Kitchen & Utility Cupboard
- Garden to Front & Rear
- Close to Duns Park



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LOCATION:

Situated in a popular residential area in close proximity to the town centre of Duns. Duns has a good selection of shops, restaurants as well as a great variety of recreational facilities, including a golf course, swimming pool, rugby club, football club, bowling club and gym. Transport and getting around: Duns is located on the A6105, between Berwick upon Tweed to the east and Galashiels to the west which both offer rail links to Edinburgh, the line from Berwick being the main East Coast Line. There is a good bus service to both Berwick and Galashiels as well as other local destinations. By car, Edinburgh is approx. 49 miles, with Newcastle to the South being approx. 77 miles. Both these cities offer excellent airport facilities.

DESCRIPTION:

A neatly presented 1-bedroom semi-detached bungalow in a conveniently located area nestled between Duns town centre and Duns Park. An ideal property for those looking to downsize or for single storey living. The property itself may also be an ideal home for first time buyers and although one bedroom it could easily be extended to create a further bedroom (subject to relevant permissions). The property has double glazing, electric night storage heating and ample storage.

EXTERNALLY:

To the front there is a neatly tended garden with some topiary style bushes which are neatly placed within gravel. A pathway to the side takes you to the enclosed rear garden which is mainly laid to lawn and has a garden shed.

SERVICES:

Mains Electricity, Water & Drainage.

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.



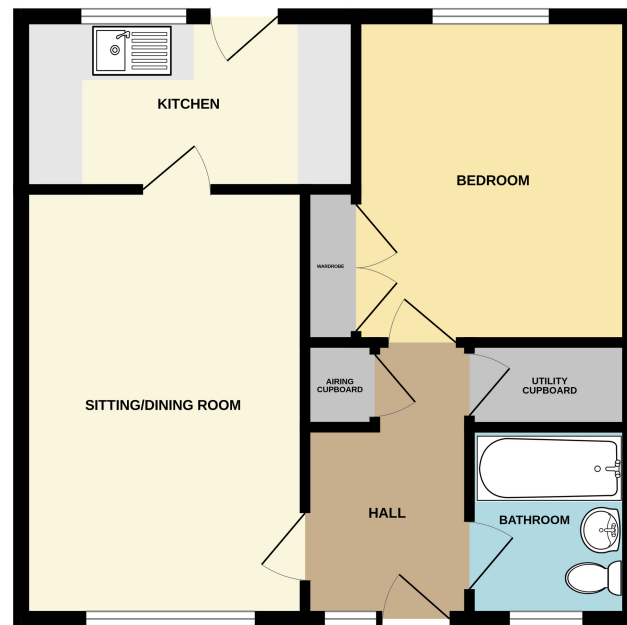
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FLOOR PLAN:

GROUND 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 misstatement. 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 (3.12M X 1.82M) including airing cupb'd
- KITCHEN (3.78M X 1.96M)
- UTILITY CUPBOARD (1.71M X 0.96M)
- LIVING / DINING ROOM (4.85M X 3.20M)
- BATHROOM (2.00M X 1.67M)
- BEDROOM (3.80M X 3.09M) not including wardrobe

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