



63 Briery Baulk, Duns, TD11 3BQ



- Semi-Detached House
- Spacious Living Room
- Family Bathroom
- Double Glazing
- Adjacent to the Park

- 3 Double Bedrooms
- Kitchen / Diner
- Gas Central Heating
- Large Garden to the Rear
- Potential to Extend

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

Nestled between Duns Park and Duns town centre, with easy access to shops and amenities. 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.



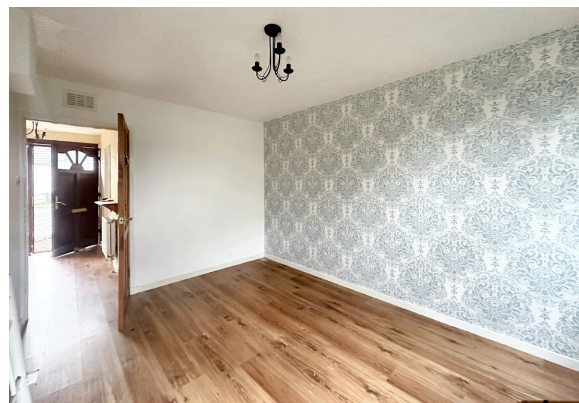
#### DESCRIPTION:

A deceptively spacious three-bedroom semi-detached house situated in the corner of a cul-de-sac bordering Duns Park. The property offers flexible single-level living with a double bedroom and bathroom on the ground floor, along with a spacious living room and kitchen-diner, and a large walk-in cupboard offering ample storage. The first floor, featuring coombed and dormered rooms, includes a further two bedrooms. The house is set on a large garden plot and could be easily extended (subject to relevant permissions) without significantly encroaching upon the garden space. The property benefits from gas central heating, double glazing, and spacious rooms. Viewing is highly recommended.



#### EXTERNALLY:

The property is set in a small square at the corner of this popular cul-de-sac, offering on-street parking with nearby bays. A small, triangular front garden leads to the main door and side gate. The rear garden widens out, offering a large, enclosed space primarily laid to lawn, with mature bushes and trees. The southern boundary borders Duns Park, with many neighbouring properties creating gateways for direct park access.



#### SERVICES:

Mains electricity, gas, 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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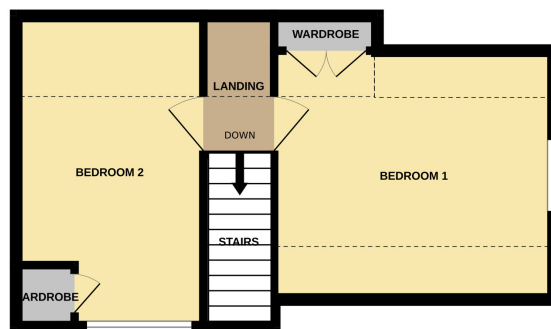
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FLOOR PLAN:

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 (2.94M X 1.86M) including stairs
- KITCHEN / DINER (4.97M X 2.40M)
- BATHROOM (2.04M X 1.68M)
- BEDROOM 3 (3.96M X 2.66M)
- BEDROOM 2 (4.40M X 2.69M) at widest
- LIVING ROOM (4.45M X 3.95M)
- UNDERSTAIR STORE (1.48M X 0.92M)
- CUPBOARD (1.70M X 0.77M)
- LANDING (2.03M X 0.90M)
- BEDROOM 1 (4.00M X 3.35M)

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