

# J.D. Clark & Allan W.S.

## Solicitors and Estate Agents

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## **DUNS, 53 Brierybaulk, TD11 3BQ**

### **Offers in the Region of £125,000 are invited**

This mid-terraced property enjoys an excellent location within a well established residential area adjacent to the public park and just a short walk from the town centre and local amenities. Whilst some refurbishment might be desirable it nevertheless provides a tremendous opportunity to purchase and style an ideal family home at a realistic price. The spacious, well proportioned accommodation comprises:- Hall, Sitting/Dining Room, Kitchen, Shower Room, 3 Bedrooms and Bathroom. Gas central heating is installed and the property also benefits from excellent storage facilities. A large, south facing garden to the rear has a lockable gate giving direct access to the public park.

Centred around an attractive market square, the former market town of Duns, with a population of approximately 2625, enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by the state of the art secondary school and newly refurbished primary school. Local attractions include the newly extended and reburbished Jim Clark Motorsport Museum, housing over 100 trophies and memorabilia from the life of the world famous racing driver and the magnificent Manderston House, often referred to as the swansong of the great classical houses. Standing in 56 acres of formal gardens no expense was spared in its construction and it boasts the only silver staircase in the world and a marble dairy. For those interested in recreational pursuits, pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well catered for with a fine 18 hole golf course, swimming pool and tennis courts. More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed which also has a mainline railway station (15 miles) and Kelso (approximately 19 miles).

See our website: [www.jdca.co.uk](http://www.jdca.co.uk)

## ACCOMMODATION GROUND FLOOR

A small hallway accesses a good sized sitting/dining room with windows to the front and rear providing excellent natural light. This in turn leads through to a bright kitchen with south facing window and partly glazed door to the garden. Solid wood custom built base and wall mounted units augmented by a shelved larder and further built-in cupboard afford excellent storage and there is ample space for all the usual appliances. A sliding door off the kitchen accesses a useful downstairs shower room with easy access shower and wet wall splashbacks.

## FIRST FLOOR

At first floor level the landing benefits from a good sized shelved cupboard while an overhead glazed panel affords excellent natural light. The good sized main bedroom lies to the front of the property and this has a built-in cupboard with shelf and hanging rail as does the smaller bedroom next door. The third bedroom is particularly bright with two south facing windows overlooking the rear garden to the public park beyond. This contains a shelved airing cupboard housing the hot water tank. The main bathroom also benefits from a south facing window and comprises a white three piece suite with splashback tiling.

**SITTING ROOM – 6.12m x 3.58m at longest and widest**

**KITCHEN – 3.15m x 2.94m at longest and widest**

**SHOWER ROOM – 2.72m x 1.77m**

**BEDROOM 1 – 3.62m x 3.37m**

**BEDROOM 2 – 4.59m x 2.65m at longest and widest**

**BEDROOM 3 – 3.36m x 1.95m**

**BATHROOM – 1.93m x 1.65m**

## OUTSIDE GARDEN

There are areas of garden ground to the front and rear. The front garden contains a ramp allowing for impaired mobility access but could easily be removed should this be necessary. The large, south facing rear garden is an especially attractive feature of this property. Comprising sections of paving, lawn and well stocked flower beds this also includes a timber-built garden shed and should be of interest to keen gardeners or, with its direct access to the public park, will no doubt be of particular appeal to families.

**COUNCIL TAX – Band B.** Total amount payable 2020/2021 - £1,323.79.

## ENERGY EFFICIENCY RATING E.

## EXTRAS

All floor coverings, blinds, curtain poles, light fittings are included in the sale.

## SERVICES

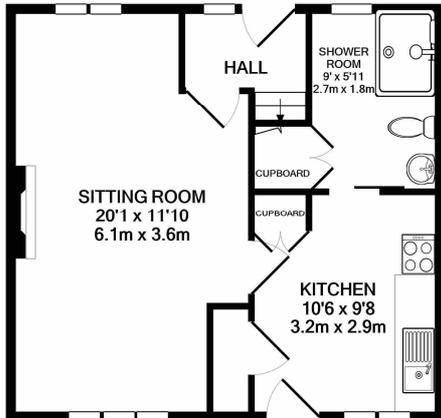
The property is served by mains gas, electricity, water and drainage. Gas central heating is run off a boiler behind the fireplace in the sitting/dining room.

## VIEWING

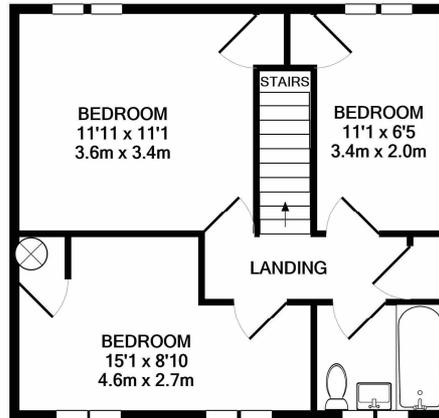
Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

## OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**NOTE** These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.