

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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45 Brierybaulk, Duns

TD11 3BQ

Guide Price £115,000



Situated within an established and popular residential area, 45 Brierybaulk is the ideal starter home. Boasting spacious living accommodation on the ground floor with a generous conservatory to the rear and a lounge with space for a dining table, two double bedrooms and a bathroom upstairs. Externally there are well-proportioned areas of garden to the front and rear and unrestricted on-street parking. The property would benefit from a degree of upgrading but offers scope to form an ideal family home in a great location. Viewing recommended.



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Hall
Lounge
Kitchen
Conservatory
Two Double Bedrooms
Bathroom

Electric & Solid Fuel Heating
Double Glazing

Garden to Front & Rear
Greenhouse
Shed
Unrestricted On-Street Parking



Location

Centred around an attractive market square, the former market town of Duns enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by a state of the art secondary school and newly refurbished primary school while the recently enhanced Volunteer Hall provides an excellent venue for many community activities. Local attractions include the newly extended and refurbished Jim Clark Motorsport Museum, housing over 100 trophies and memorabilia from the life of the world famous racing driver. Pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well provided for with a fine 18 hole golf course, swimming pool and tennis courts. There is an east coast mainline train station at the village of Reston (10 miles). More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed (16 miles) and Kelso (17 miles).

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Electric and solid fuel heating, double glazing.

EPC

E

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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45 Brierybalk, Duns

Approximate Gross Internal Area = 76.0 sq m / 818 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1042619)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.