

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 1 Berrywell Drive, Duns, TD11 3HF

**Offers Over £160,000**



1 Berrywell Drive is a well-maintained semi-detached home, located in the desirable area of Duns. The property offers spacious accommodation throughout and provides a wonderful opportunity to personalise and modernise to your own taste. The ground floor comprises a welcoming entrance hall, a generously sized dining kitchen with a separate utility room. The utility room leads to a bright conservatory, which is a perfect space for enjoying views of the garden. The comfortable lounge and a conveniently located shower room complete the ground floor with the added benefit of a large store providing valuable extra space. On the first floor, the landing leads to two well-proportioned double bedrooms, both filled with natural light and a second shower room. Externally, the property features low-maintenance garden grounds to the front, side, and rear, with the added benefit of a garage to the rear, offering secure parking or extra storage. This home is an excellent opportunity for buyers seeking a property in a convenient location. Viewing is highly recommended to fully appreciate what this property has to offer.



# 1 Berrywell Drive, Duns, TD11 3HF

Offers Over £160,000

Ground Floor:  
Entrance Hall  
Dining Kitchen  
Utility  
Lounge  
Conservatory  
Shower Room  
Large Store

First Floor:  
Two Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Gardens Front, Side & Rear  
Garage



### 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains Drainage, Water, Gas and Electricity.  
Double Glazing & Gas Central Heating.

### EPC

C

### Viewings

Strictly by appointment with the Selling Agent.

### Council Tax Band

B

### Entry

By mutual agreement.



Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

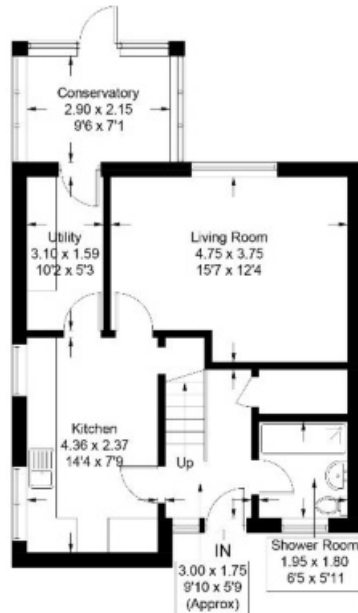
Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**1 Berrywell Drive, Duns, TD11 3HF**

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300780)

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.