

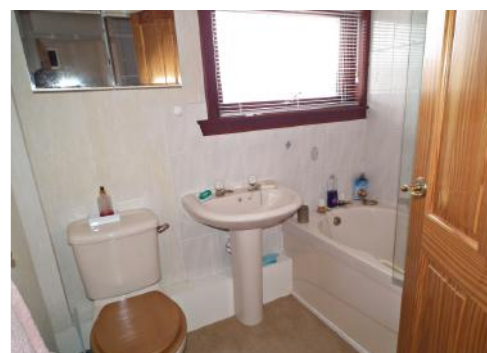
J.D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
TD11 3DR

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DUNS, 15 Brierybault, TD11 3BQ

Guide Price £110,000

This mid-terraced property enjoys a very convenient location in a well established residential development just a short walk from the town centre. Although the property might now benefit from some cosmetic refurbishment it would, nevertheless, be an excellent opportunity for the first time buyer, downsizer or rental investor to acquire a realistically priced property with bright and spacious accommodation comprising:- Hall, Sitting/Dining Room, Kitchen, 2 double Bedrooms and Bathroom. Gas central heating and double glazing are installed throughout and the property benefits from ample storage facilities. Areas of garden ground enjoying both morning and afternoon sun lie to the front and rear of the property.

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 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 and the magnificent Manderston House which 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 provided 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

ACCOMMODATION

The partly glazed front door leads into the hallway with cupboard, under stair storage area with further shallow cupboard housing the electric meter and fuse board and stairs to first floor. A fifteen pane door accesses the kitchen with rear facing window and partly glazed door to rear garden. The kitchen is fitted with a range of medium oak base and wall mounted units and stainless steel sink all with splashback tiling. Storage is augmented by a large shelved cupboard and smaller shelved cupboard housing the central heating controls. Another fifteen pane glazed door to the left leads into the sitting/dining room with front and rear facing windows ensuring excellent natural light. A living flame gas fire sitting on a marble hearth provides a welcoming feature while a shelved display feature – probably the original entrance doorway – could perhaps be reinstated. Returning to the hall the staircase turns up to the first floor landing with shallow shelved cupboard and loft access. Two good sized double bedrooms lie to the front and rear of the property. The larger, front facing bedroom is fitted with a double built-in wardrobe and airing cupboard housing the hot water tank. The rear facing bathroom is fitted with a coloured three piece suite comprising pedestal wash-hand basin, WC and bath with shower and screen over all with splashback tiling and heated towel rail.

SITTING ROOM – 3.22m x 5.90m (10' 7" x 19' 4") at L & W

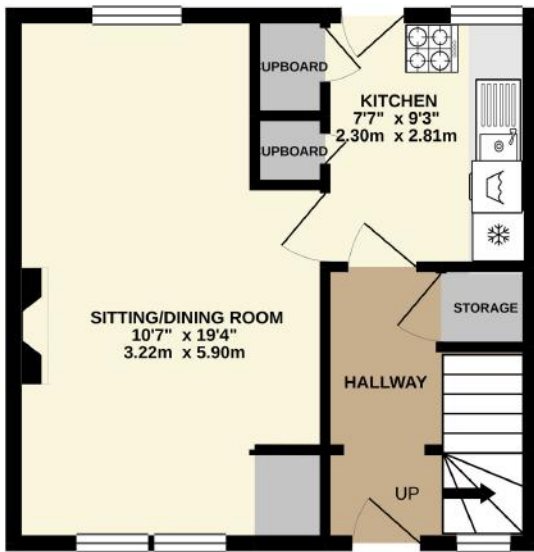
KITCHEN – 2.30m x 2.81m (7' 7" x 9' 3")

BEDROOM 1 – 4.24m x 3.04m (13' 11" x 10' 0")

BEDROOM 2 – 3.49m x 2.92m (11' 5" x 9' 7")

BATHROOM – 2.00m x 1.70m (6' 7" x 5' 7")

GROUND FLOOR



OUTSIDE

The front garden is laid to lawn and paving. A small enclosed paved area immediately to the rear of the property accesses a large timber-built shed beyond which is an area of cultivated garden ground.

EXTRAS

All blinds, light fittings and white goods are included in the sale.

COUNCIL TAX –Band B. Tax payable 2021/22 - £1,332.40.

ENERGY EFFICIENCY RATING D

SERVICES

The property is served by mains gas, electricity, water and drainage.

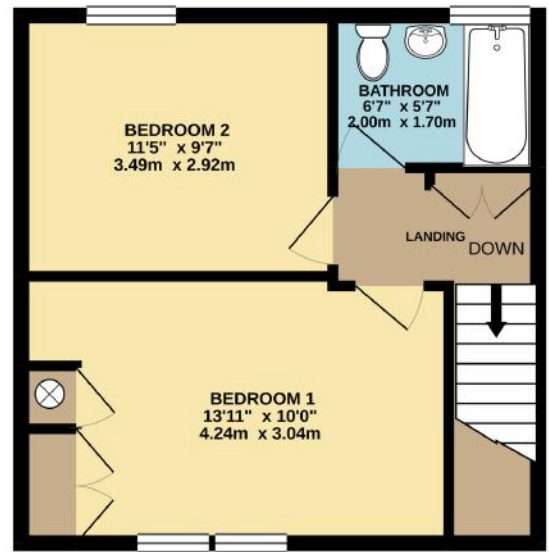
VIEWING

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.

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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NOTE These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.