



19 Berrywell Drive, Duns, TD11 3HF



- Semi-Detached House
- Spacious Living Room
- Utility / Rear Entrance
- Double Glazing
- Corner Plot Garden

- 3 Double Bedrooms
- Breakfasting Kitchen
- Bathroom & Ample Storage
- Partial Gas Central Heating
- Off Street Parking

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viewing this property?

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#### LOCATION:

Situated in a popular residential area of Duns which has a good selection of shops, restaurants and 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. Both towns 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 spacious semi-detached house occupying a generous corner plot in a popular area of Duns. From the outset, it is clear that this ex-local authority property has been well maintained and lovingly cared for over the years. The accommodation is well proportioned throughout and includes three double bedrooms, a spacious living room, breakfasting kitchen, bathroom, utility area/rear entrance and excellent storage. The property has large windows in most rooms allowing plenty of natural light throughout, creating a bright and airy feel. While the property would benefit from some updating, much of this is cosmetic. Overall, a great family-sized home offering the opportunity to add your own personal touch.

#### EXTERNALLY:

The property occupies a corner plot with the majority of the garden ground to the front and side. To the front there is a lawned area with planted borders, a decorative well and a pathway leading to the front door. To one side of the property there is off-street parking which continues to the rear entrance. Beyond the parking area is a further planted section along with a gravelled seating area and greenhouse. The rear garden area which is laid with paving and gravel is more practical in nature with a drying area and garden shed.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage.



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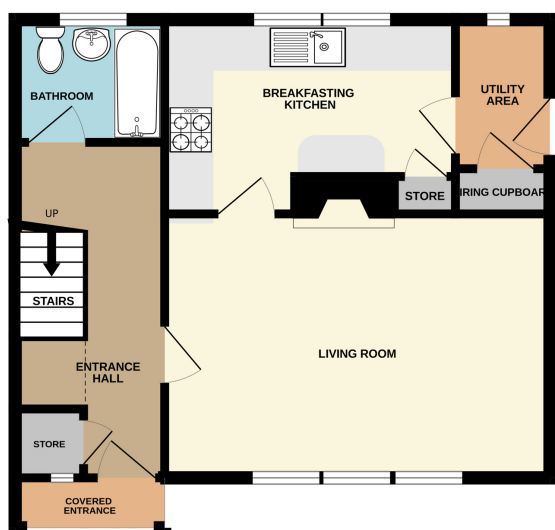
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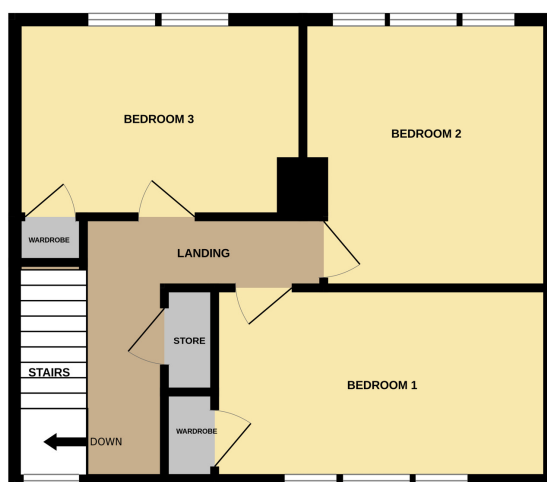
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FLOOR PLAN:

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 (4.53M X 2.02M) including stairs & store
- BREAKFASTING KITCHEN (3.83M X 2.18M)
- BATHROOM (2.02M X 1.67M)
- BEDROOM 1 (4.50M X 2.60M) not including wardrobe
- BEDROOM 3 (3.89M X 2.67M) not including wardrobe
- LIVING ROOM (5.21M X 3.56M)
- UTILITY AREA (2.62M X 1.28M) including boiler store
- LANDING (L-SHAPED)
- BEDROOM 2 (3.59M X 3.31M)

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#### 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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your property and provide you with an accurate price.  
You can find more information on our website.