

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



25 Church Hill, Greenlaw

TD10 6YG

Guide Price £155,000



25 Church Hill is a delightful three-bedroom end-terraced home, tucked away at the end of a quiet cul-de-sac in the heart of the popular village of Greenlaw. Presented in very good order throughout, the property offers generous room sizes and a comfortable layout featuring a bright lounge with dining area, well-appointed breakfasting kitchen, shower room on the ground floor, bathroom on the first floor alongside three comfortable bedrooms. The surprisingly large garden—with a shed and spacious covered seating area—provides the perfect spot for outdoor living. With a good range of local amenities just a short walk away and excellent transport links to nearby towns and major routes, this is a wonderful home in a convenient and welcoming location. Early viewing is highly recommended.



25 Church Hill, Greenlaw

TD10 6YG

Guide Price £155,000

Hall
Lounge with Dining Area
Breakfasting Kitchen
Shower Room
Three Bedrooms
Bathroom

Electric Heating
Double Glazing

Large Garden
Outdoor Covered Seating Area
Shed



Location

Greenlaw is a large rural village, lying on the A697, approximately 38 miles from Edinburgh and within comfortable reach of larger Border towns such as Duns, Kelso, Galashiels and Berwick-upon-Tweed. Edinburgh is only a 40 minute commute by car, the East Coast Mainline is accessible from Berwick-upon-Tweed railway station and the Waverley line to Edinburgh is 18 miles away at Tweedbank. The village has a very good range of local amenities including a doctor's surgery, village store, pub with restaurant, bowling green and caravan park. Primary schooling is available within the village and there is a bus service to the local secondary school at Duns which has a modern high school.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Double glazing, electric heating.

EPC

E

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



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

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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



25 Church Hill, Greenlaw

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft

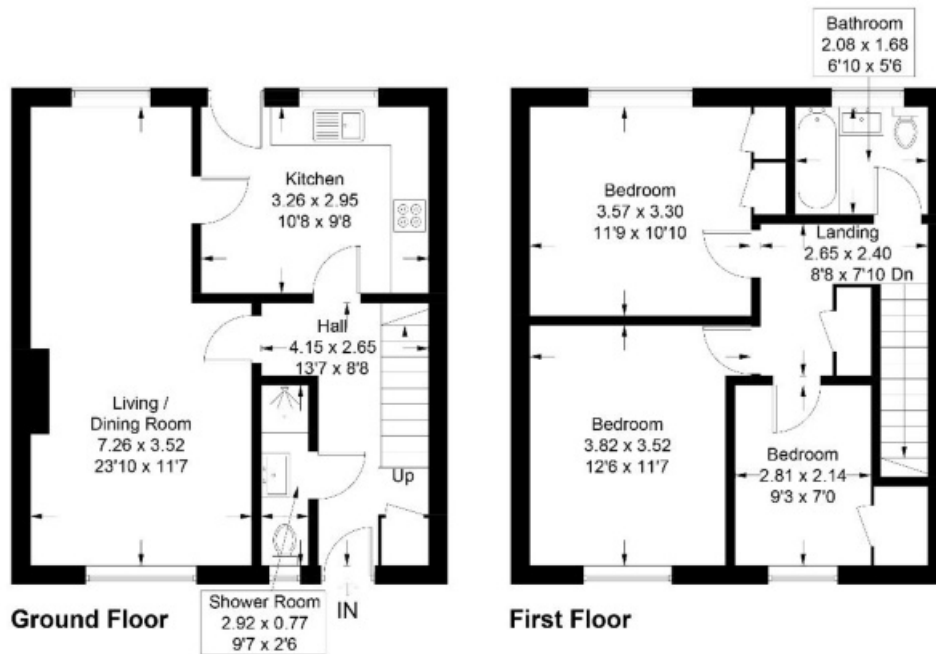


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1251948)

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.