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## 7 Mill Wynd Greenlaw Duns, TD10 6UA

Guide Price £90,000



Located in a central position, close to a range of local amenities, this two-bedroom mid-terraced property presents a fantastic opportunity. The property requires refurbishment throughout, making it a perfect project for first-time buyers, investors, or those seeking to renovate a home with great potential. The accommodation comprises an entrance vestibule, lounge, kitchen, porch, bathroom and two bedrooms. A particular feature is the large rear garden, providing plenty of outdoor space with room for improvement. To the front of the property, there is on-street parking, offering convenient access. Viewing is highly recommended to fully appreciate the potential this home offers.



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Ground Floor: Entrance Vestibule Hall Lounge Kitchen Porch Bathroom

First Floor: Landing Two Bedrooms

Gas Central Heating Double Glazing

Large Rear Garden On-Street Parking





#### Location

Greenlaw is a large rural village located on the A697, approximately 38 miles from Edinburgh and within easy reach of larger Border towns such as Duns, Kelso, Galashiels and Berwick-upon-Tweed. Edinburgh is just a 40-minute drive away and Berwick-upon-Tweed railway station offers access to the East Coast Mainline, while the Waverley Line to Edinburgh is just 18 miles away at Tweedbank. The village boasts a good range of local amenities, including a doctor's surgery, village store, pub with a restaurant, bowling green and caravan park. Primary schooling is available within the village and a bus service connects residents to the modern secondary school in Duns.

#### **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**

D

#### **Council Tax Band**

В

#### Viewina

By appointment with the Selling Agent

#### Entry

By mutual agreement













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### Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

Monday to Friday: 9.00am to 5.00pm Saturday: 9.00am to 12.00 noon

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#### 7 Mill Wynd, Greenlaw, Duns, TD10 6UA

Approximate Gross Internal Area = 81.32 sq m / 875 sq ft

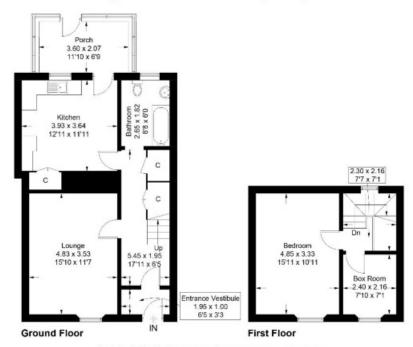


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255637)

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