

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**8 East High Street,
Greenlaw,
Duns, TD10 6UF**

Offers Over £99,000



Nestled in the heart of Greenlaw, this beautifully renovated first-floor apartment offers a bright and airy living space, ideal for first-time buyers, those looking to downsize, or investors seeking a buy-to-let property. Accessed via a communal pend, the apartment comprises a welcoming entrance hall, a spacious lounge, a modern kitchen, a stylish shower room and two generously sized bedrooms. The property also boasts a large rear garden, perfect for outdoor relaxation and convenient on-street parking to the front. Finished to a high standard throughout, this property is in move-in ready condition, making it an excellent choice for anyone seeking a comfortable and low-maintenance home. Early viewing is highly recommended to fully appreciate the space and potential this home offers.



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Accommodation:

Entrance Hall
Sitting Room
Kitchen
Shower Room
Two Bedrooms

Electric Wi-Fi 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 and electricity.
Electric Wi-Fi Heating, Double Glazing.

EPC

D

Council Tax Band

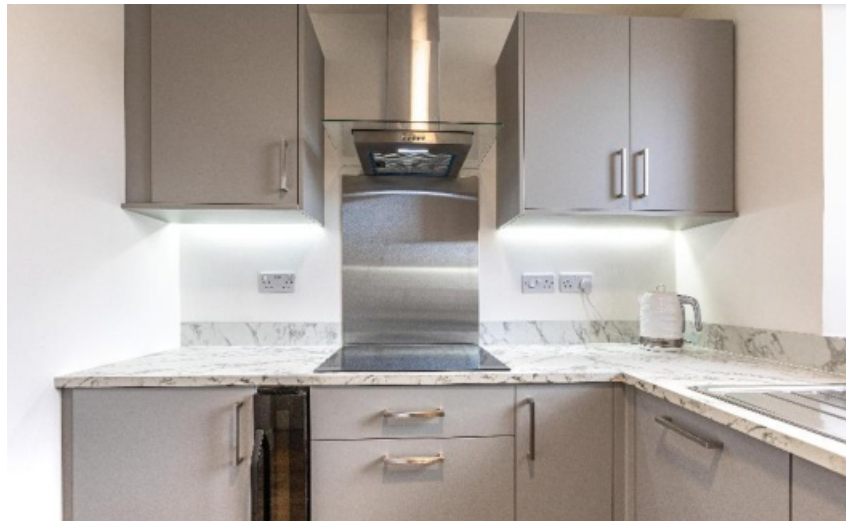
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Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



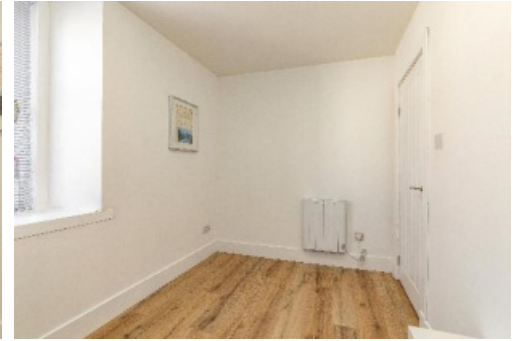
Interested in this property?
Call 01573 400399

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



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Approximate Gross Internal Area = 53.89 sq m / 580 sq ft

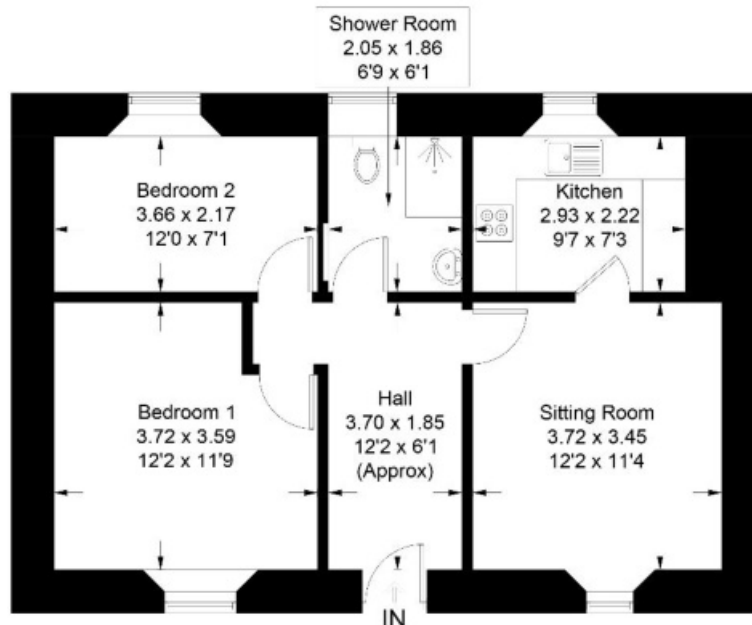


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290228)

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.