

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 The Avenue, Greenlaw

TD10 6XB

**Guide Price £399,995**



Set in the charming Borders village of Greenlaw, 7 The Avenue is an exceptional detached family home enjoying a peaceful and picturesque setting, backing onto beautiful Borders countryside. Immaculately presented throughout, the property benefits from extremely spacious and flexible accommodation, ideal for modern family living. The accommodation comprises: Entrance hall, lounge, sitting room, dining room, dining kitchen, utility room, boot room and WC on the ground floor and four well-proportioned double bedrooms upstairs, including a superb master suite with dressing area and en-suite shower room, together with a family bathroom. Enhanced by oil-fired central heating, double glazing and energy-efficient solar panels with battery storage, this home perfectly balances comfort and sustainability. Externally, the property boasts an easily maintained garden, fantastic detached summerhouse, shed, large garage with electric door and a spacious monoblock driveway. Early viewing of this lovely property is an absolute must.



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#### GROUND FLOOR:

Hall  
Lounge  
Sitting Room  
Dining Room  
Dining Kitchen  
Utility Room  
Boot Room  
WC

#### FIRST FLOOR:

Landing  
Master Bedroom with Dressing Area  
En-Suite Shower Room  
Three Further Double Bedrooms  
Family Bathroom

Oil Fired Central Heating  
Double Glazing  
Solar Panels & Battery Packs.

Garden  
Detached Summerhouse  
Shed  
Garage with Electric Door  
Monoblock Drive



### 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, oil fired central heating. Solar panels & battery packs.

### EPC

B

### Council Tax Band

G

### 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



**7 The Avenue, Greenlaw**  
Approximate Gross Internal Area = 232.1 sq m / 2498 sq ft  
Garage = 28.2 sq m / 303 sq ft  
Total = 260.3 sq m / 2801 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291678)

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.