

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Claydub, Duns Road, Greenlaw

TD10 6XJ

**Guide Price £185,000**



Nestled in the peaceful Borders village of Greenlaw, this property presents a fantastic opportunity to create a truly special home. While in need of some modernisation, this detached three bedroom bungalow offers generous proportions and immense potential for transformation - ideal for growing families or those looking to downsize. Set against a backdrop of beautiful open countryside, the property enjoys lovely rural views and a sense of tranquillity, while still being part of a welcoming community. A standout feature is the large side garden, which may offer scope for extension (subject to the necessary planning consents), allowing buyers to tailor the home to their needs. With the added convenience of private parking, this property presents an excellent opportunity to acquire a home full potential in a sought-after setting.



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Hall  
Lounge  
Kitchen  
Three Bedrooms  
Bathroom

Oil Fired Central Heating  
Double Glazing

Large Garden  
Summerhouse  
Private Parking



### 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.

### EPC

E

### Council Tax Band

A

### 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**Claydub, Duns Road, Greenlaw**

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft

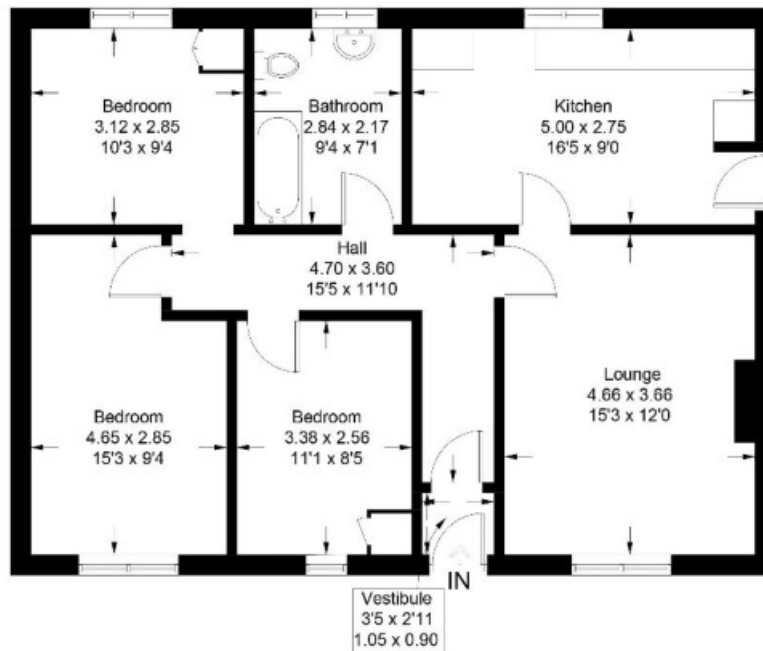


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293745)

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.