

Kelso

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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48A Wester Row Greenlaw

Duns, TD10 6XE

Guide Price £350,000



A beautifully presented detached modern family home, built by the highly regarded local firm G & J Waddell, offering spacious and well-proportioned accommodation ideally suited to family life. Flooded with natural light throughout, the property enjoys a bright, flowing layout that creates a welcoming atmosphere. The accommodation comprises an entrance vestibule leading into a welcoming hallway, a generous open-plan living and dining room featuring a cosy solid fuel stove and patio doors opening onto the rear garden, a well-appointed breakfasting kitchen, utility room and a convenient ground floor WC. Upstairs, a spacious landing gives access to an impressive principal bedroom complete with a dressing room and en-suite shower room, two further generous double bedrooms and a modern family bathroom. Externally, the property benefits from well-maintained garden grounds to the front and an enclosed rear garden, providing an ideal space for outdoor entertaining and family enjoyment. A driveway offers ample off-street parking. With primary schooling available within Greenlaw and secondary education provided at Berwickshire High School in nearby Duns, this property is ideally suited to families seeking a spacious home in a convenient village location. Viewing is highly recommended to fully appreciate the quality of accommodation on offer.



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Ground Floor:
Entrance Vestibule
Hall
Living/Dining Room
Breakfasting Kitchen
Utility Room
WC

First Floor:
Landing
Master Bedroom with En-Suite Shower Room & Dressing Room
Two Further Double Bedrooms
Family Bathroom

Oil Fired Central Heating
Double Glazing

Front & Rear Gardens
Driveway



Location

Greenlaw is a large rural village situated on the A697, approximately 38 miles south of Edinburgh and within easy reach of the larger Borders towns of Duns, Kelso, Galashiels and Berwick-upon-Tweed. Berwick-upon-Tweed railway station provides access to the East Coast Main Line, while Tweedbank railway station, approximately 18 miles away, offers regular services to Edinburgh via the Borders Railway. The village offers a good range of local amenities, including a doctor's surgery, village shop, pub with restaurant, bowling green and caravan park. Primary schooling is available within the village, with secondary education provided at the modern Berwickshire High School in Duns, which is served by a local bus service.

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.
Double Glazing. Oil Fired Central Heating.

EPC

B

Council Tax Band

F

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



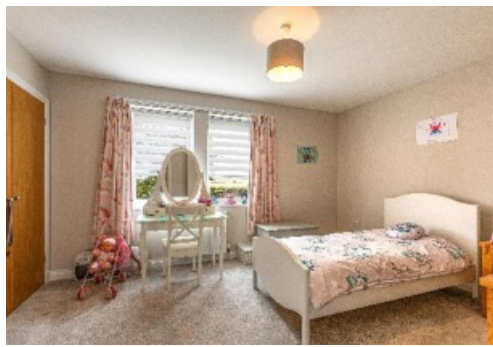
Interested in this property?
Call 01573 400399

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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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



48A Wester Row, Greenlaw, Duns, TD10 6XE

Approximate Gross Internal Area = 171.5 sq m / 1846 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1320002)

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.