

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Marchmont Road Greenlaw

Duns, TD10 6YQ

Guide Price £155,000



A beautiful stone-built end-terraced house, ideally situated within the popular village of Greenlaw. Enjoying a peaceful position with stunning open views over the surrounding countryside, the property is also conveniently located within a short walk of the village and its local amenities. The accommodation is arranged over two floors and comprises an entrance hall, spacious living room, dining room, kitchen, rear hall and WC on the ground floor. The first floor provides a landing, two bedrooms and a bathroom. The property offers an excellent opportunity for first-time buyers or those seeking a peaceful home in a desirable village location. While the house would benefit from some upgrading and modernisation, it provides excellent scope for the new owner to add their own style and create a lovely home. Externally, the property benefits from generously proportioned gardens to both the front and rear, providing ample outdoor space and making the most of its attractive countryside setting. On-street parking is also available to the front. Viewing is highly recommended to fully appreciate the location, views and potential this charming property has to offer.



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Ground Floor:

Entrance Hall
Living Room
Dining Room
Kitchen
Rear Hall
WC

First Floor:

Landing
Two Bedrooms
Bathroom

Electric Heating
Mixed Single & Double Glazing

Front & Rear Gardens
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.
Mixed Single & Double Glazing. Electric Heating.

EPC

F

Council Tax Band

C

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



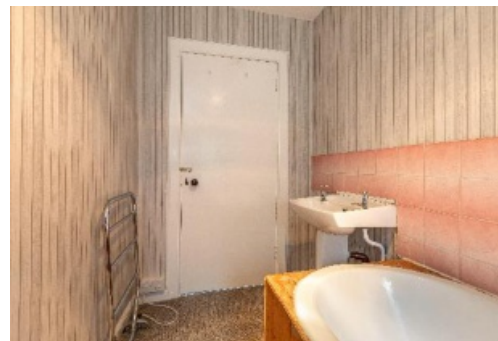
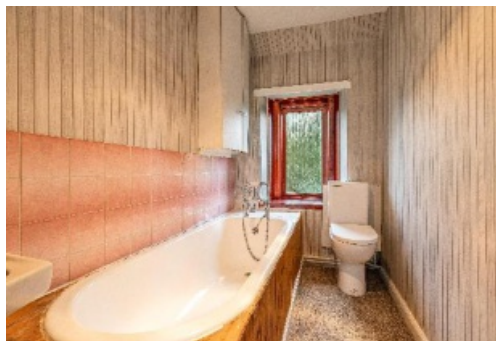
Interested in this property?
Call 01573 400399

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

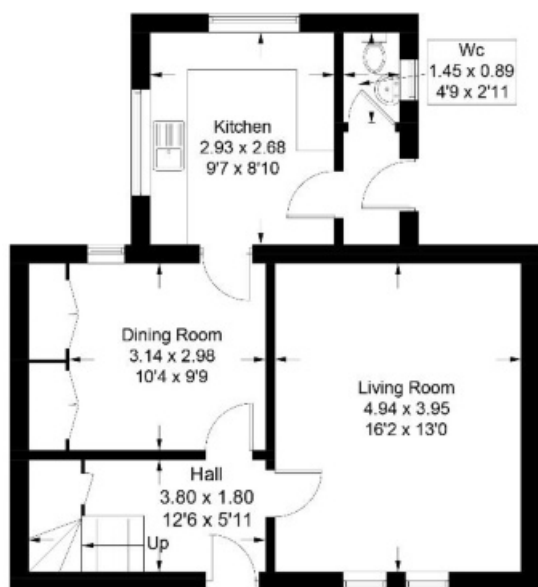
Also At:

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Kelso,	Tel 01573 400 399
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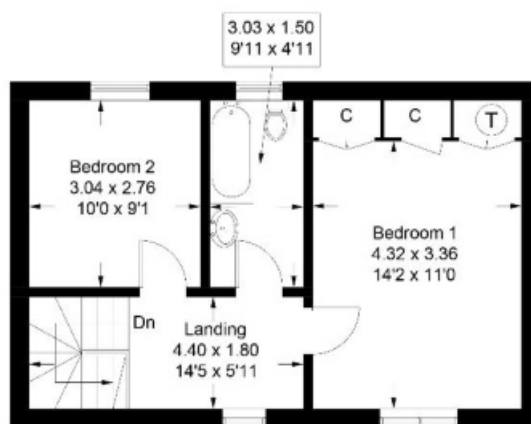


5 Marchmont Road, Greenlaw, Duns, TD10 6YQ

Approximate Gross Internal Area = 91.39 sq m / 984 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336473)

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.