



First House Church Hill, Greenlaw, TD10 6YG

Guide price £245,000





First House Church Hill Greenlaw, TD10 6YG

- Spacious Family Home
- Well Presented
- Private Gardens
- Great School Catchment Area
- 3/4 Bedrooms
- Solid Fuel Heating
- Close to Village Centre

We have the pleasure in bringing to the market this unique semi-detached family home located in the beautiful village of Greenlaw. The property is found in very good order throughout and provides spacious and adaptable accommodation over 2 levels perfect for a family looking for a well-equipped home in a quiet village setting.

Greenlaw boasts local shopping facilities, a doctor's surgery and pharmacy, newly refurbished public house and a primary school. There are good bus services to the neighbouring towns offering more comprehensive shopping and leisure facilities.

ACCOMMODATION

- ENTRANCE PORCH - DINING KITCHEN - LOUNGE - FAMILY ROOM / BEDROOM 4 - UTILITY ROOM - STORE - HALL LANDING - 3 DOUBLE BEDROOMS - BATHROOM -



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Internally

To the ground floor, the property is accessed via a large entrance porch to the front. Following through to the main house, there is a very versatile living space including a generous dining kitchen perfect for entertaining, a cosy dual aspect lounge with solid fuel stove, and a family room which could also serve as a fourth bedroom. Behind the Kitchen there is a useful utility room which houses with spaces for a washing machine, tumble dryer and fridge freezer. There is also a handy WC accessed via the utility room, which is ideally located close to the back door for ease of access when enjoying the garden. Upstairs are 3 spacious bedrooms and the family bathroom.

Kitchen

The large open plan dining kitchen is the very heart of the home, providing an excellent space for entertaining and family gatherings. The kitchen is fitted with a wide range wall and base units overlaid with laminated worktops incorporating an ceramic sink with mixer tap. There is an abundance of storage and working space including open shelving. There are appliance spaces in the kitchen for a free-standing range cooker and dishwasher. There is also an extractor fan over the range cooker. The utility room is fitted with a wooden worktop and below houses appliance spaces for a free-standing washing machine, tumble dryer and tall fridge freezer.



Bathrooms

The bathroom is fitted with a modern 4 piece-suite including WC, pedestal wash hand basin compact panelled bath with mixer shower tap and a large walk-in shower enclosure with electric shower. The walls and ceilings have been finished in PVC panelling.

Externally

There are private garden grounds to the side of the property which are largely bounded by brick walling capped with timber fencing. The garden is a real suntrap making it great for entertaining and relaxing. The garden is mainly laid to lawn with mono block pathways and also incorporates an area of hard-standing to the rear for the greenhouse.

Outbuildings

There is timber framed greenhouse to the rear of the garden which is formed under a Perspex roof.

Location

Greenlaw is the former county Town of Berwickshire with its impressive former town hall, is a medium sized village conveniently located on the A697 for easy commuting to Edinburgh (approx 38 miles) and the nearby towns of Duns (7 miles), Kelso (9 miles) and Berwick-upon-Tweed with its mainline railway station (15 miles). The village has basic shopping facilities, a doctor's surgery and pharmacy, newly refurbished public house and a primary school. There are good bus services to the neighbouring towns offering more comprehensive shopping and leisure facilities.

Fixtures & Fittings

All fitted carpets, floor coverings, blinds are to be included within the sale.

Services

Mains water, electric and drainage. Solid fuel central heating and double glazing throughout.

Council Tax Band

Council Tax Band D.

Viewings

Strictly By Appointment via James Agent.

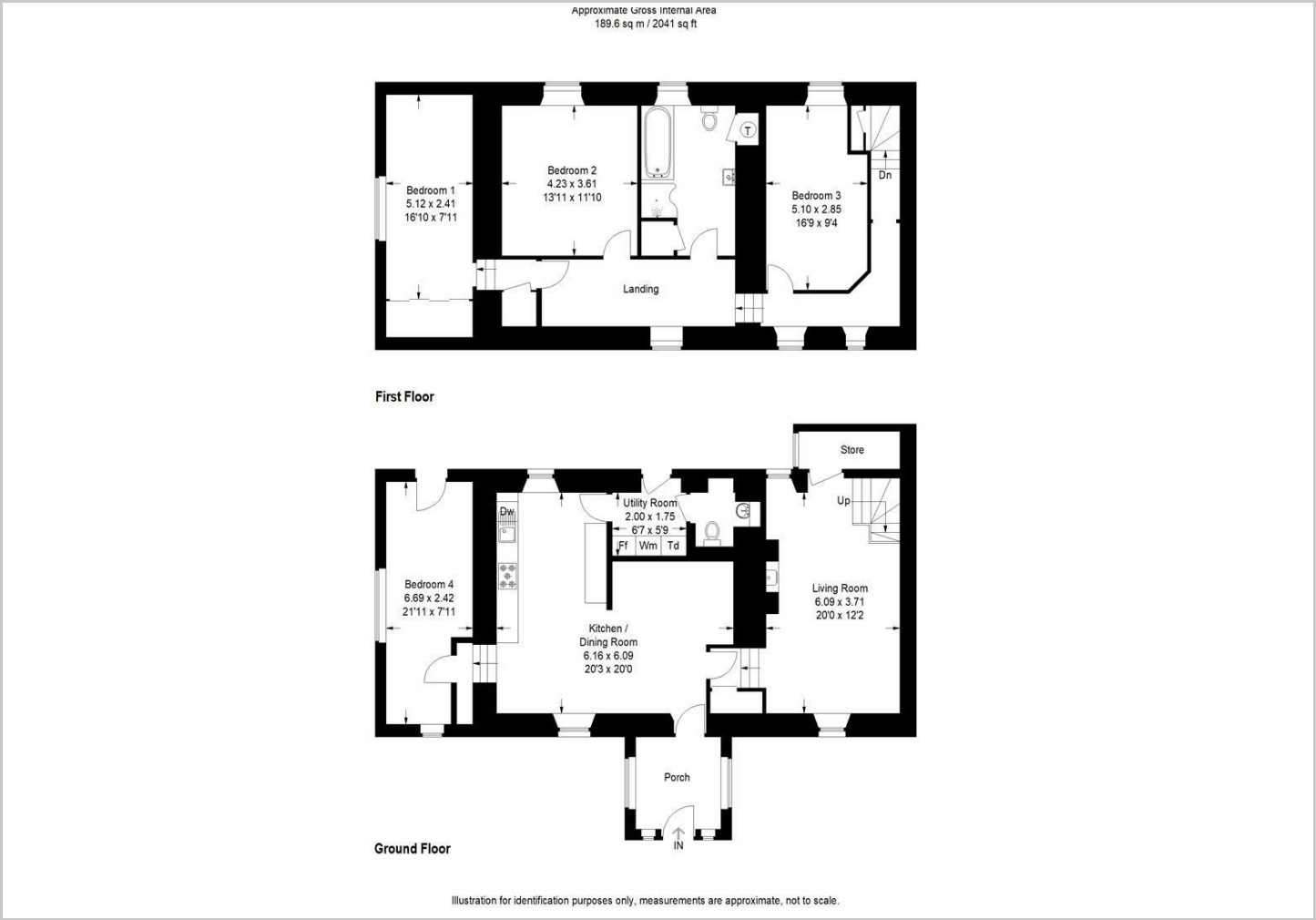
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

