

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
TD11 3DR

Tel: 01361 882501

Email: property@jdca.co.uk



GREENLAW, 5 Queens Row, TD10 6XL

Guide Price £85,000

This well proportioned terraced property enjoys a sunny, south facing aspect in a slightly elevated location overlooking the local church and churchyard. It is located in a small cul-de-sac which accesses the primary school. The accommodation currently comprises: - Hall, Living Room, Dining Kitchen, 3 Bedrooms and Bathroom. The property was originally built as a two bedroom house but due to family requirements over 20 years ago, one of the bedrooms was subdivided by partition walls to form two smaller rooms. However it is felt that the property may benefit from the original configuration being re-instated. Double glazing, electric central heating and cavity wall insulation are installed. Garden ground lies to the front and rear of the property with the rear garden, which can also be accessed via a shared vennel from the street, being enclosed and secure.

Greenlaw, 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.

ACCOMMODATION

The front door leads into a small hallway with stairs to first floor. A glazed door accesses a bright, L-shaped living room with triple front facing window, synthetic stone fireplace with back boiler, mirrored display alcove and under stair cupboard housing the electric meter and fuse board. A further glazed door leads into the dining kitchen with two rear facing windows and partly glazed back door. This is fitted with a range of white gloss base and wall mounted units with stainless steel 1½ bowl sink. A stainless steel cooker hood is mounted to a side wall with tiled splashback. A useful shelved cupboard with two louvre doors lies to the rear.

Returning to the hall the stairs lead up to the first floor landing. The bathroom lies at the top of the stair. This has a beige coloured suite, splashback tiling and laminate flooring. The main bedroom lies to the rear of the property and has two cupboards one of which houses the hot water

tank and the other the electric central heating boiler. The two remaining bedrooms lie to the front of the house and enjoy a fine outlook and both benefit from built-in cupboards.

OUTSIDE

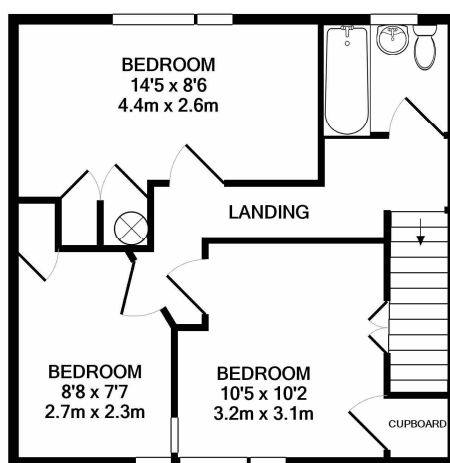
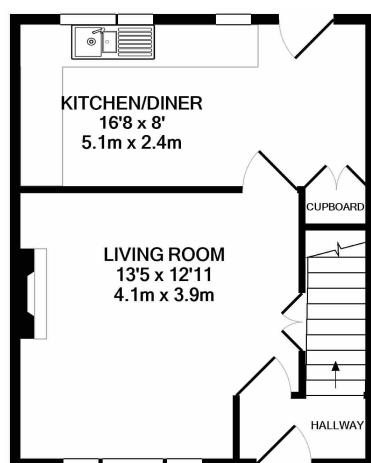
The front garden comprises an area of lawn with colourful surrounding flower borders. The rear garden, which can also be accessed via a shared vennel from the street, is sheltered and mainly laid to gravel and paving. A timber-built shed and coal store are located in this area.

COUNCIL TAX – Band A. Total amount payable 2021/2022 - £1,142.06.

ENERGY EFFICIENCY RATING D.

EXTRAS

All floor coverings, blinds, curtain poles and light fittings are included in the sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

SERVICES

The property is served by mains electricity, water and drainage.

VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.



See our website: www.jdca.co.uk