

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, "Waterford", 46 Wester Row, TD10 6XE

Guide Price £205,000

"Waterford" is a well proportioned detached property conveniently located on the outskirts of this popular village. The property has been owned by the same family for several generations and although some elements might now benefit from some cosmetic reburishment it nevertheless provides spacious accommodation comprising:- Hall, Living Room, Kitchen, Store Room, Sitting Room, 2 double Bedrooms, Dressing Room/Nursery and Bathroom. However, what sets this property apart is the good sized area of attractive garden ground lying to the rear of the property and the range of brick-built stores and outhouses lying to the side which afford an excellent opportunity for conversion to granny/holiday let annexe or studio/work space for those now seeking to work from home. Double glazing and oil-fired central heating are installed and the property also benefits from off-street parking.

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 and glazed doors to either side accessing the two reception rooms. To the left is the living room with front facing window and feature fireplace housing a calor gas fire. A door to the rear accesses a useful storage room housing the central heating boiler and fridge/freezer. A glazed door to the rear accesses the galley-style kitchen with two windows overlooking the garden and partly glazed door to the side. The kitchen is smartly presented with a range of oak effect base and wall mounted units, stainless steel 1½ bowl sink and integrated ceramic hob and oven all with splashback tiling. The automatic washing machine and dishwasher are included in the sale. The second reception room is located to the right of the hall. This has front and rear facing windows, a tiled fireplace housing an electric fire and recessed bookshelves. The stairs from the hall lead straight up to the first floor landing where a low level rear facing window provides ample natural light and enjoys a lovely view over the garden and beyond. To the right is a bedroom with rear facing window enjoying the same view and beyond that is a dressing room with front facing window and which is fitted with two double built-in wardrobes. Across the landing is the extremely spacious second bedroom with a front facing window. A fully tiled and well proportioned south facing bathroom with four piece suite comprising bath, shower cubicle, wall mounted wash-hand basin and WC and shelved airing cupboard housing the hot water tank completes the accommodation

Living Room – 5.1m x 4.0m (16' 10" x 13' 1") at widest

Kitchen – 4.4m x 1.6m (14' 4" x 5' 1")

Sitting Room – 5.1m x 3.2m (16' 10" x 10' 6")

Bedroom 1 – 3.4m x 3.3m (11' 0" x 10' 10")

Bedroom 2 – 4.4m x 3.6m (14' 4" x 11' 11") at widest

Dressing Room – 2.8m x 2.0m (9' 2" x 6' 8")

Bathroom – 3.1m x 1.8m (10' 0" x 5' 10m)

OUTSIDE

Wooden gates from the street access a good sized concrete driveway which in turn leads to the large enclosed garden comprising areas of lawn, chips and paving with an attractive summerhouse and surrounding flower and shrub borders all interspersed with ornamental trees. To the left hand side of the driveway is a range of brick-built stores, WC, outhouse and garage which provide an excellent opportunity for a variety of conversion projects.

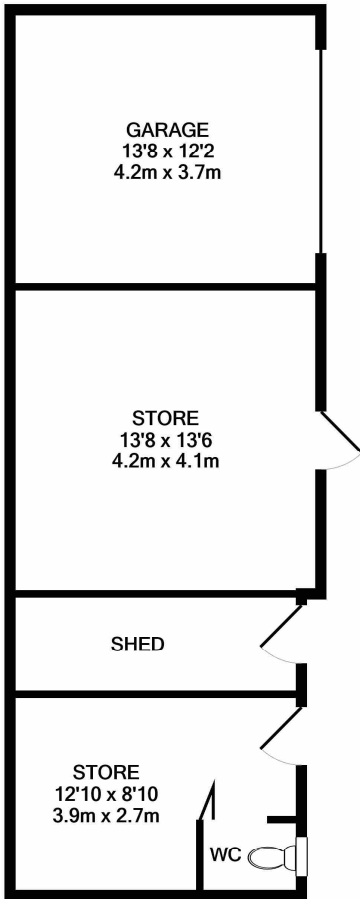
COUNCIL TAX – Band D. Total amount payable 2021/2022 - £1,713.09.

ENERGY EFFICIENCY RATING F.

EXTRAS

All floor coverings, blinds, curtain poles and light fittings are included in the sale along with the washing machine, dishwasher and fridge/freezer.



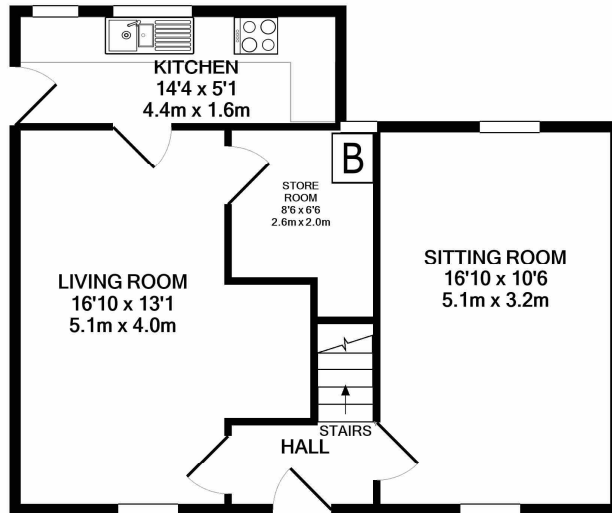


SERVICES

The property is served by mains electricity, water and drainage. The central heating boiler is oil-fired

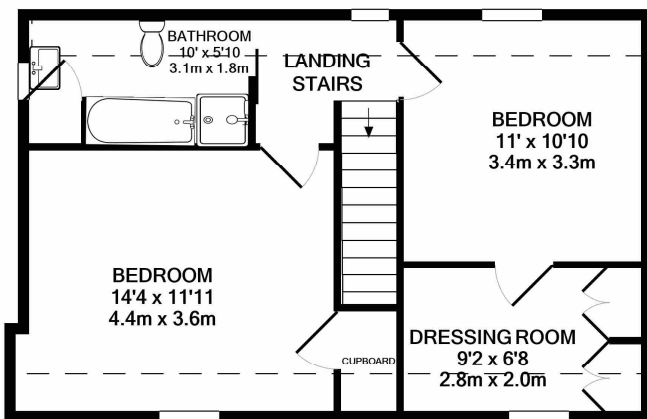
VIEWING

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



GROUND FLOOR

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



1ST FLOOR



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