

Kelso

Call 01573 400399

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SOLICITORS & ESTATE AGENTS

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Linne Muillin, Bank Street, Greenlaw

TD10 6XX

Guide Price £235,000



A beautifully presented detached bungalow, tucked away in a quiet yet highly convenient location, within a two minute walk of all the good facilities on offer within Greenlaw. The deceptively spacious home boasts a very well-proportioned layout and is in truly move-in condition throughout. The accommodation comprises: Hall, lounge, dining room, dining kitchen, utility room, three double bedrooms and bathroom. Externally there is a landscaped and very well-maintained garden surrounding the property with a greenhouse, shed, garage and gated drive. Early viewing of this lovely property is essential.



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Hall
Large Lounge
Dining Kitchen
Dining Room
Utility Room
Three Double Bedrooms
Bathroom

Solid Fuel Heating plus Immersion
Double Glazing

Garden
Garage
Drive



Location

Greenlaw is a large rural village, lying on the A697, approximately 38 miles from Edinburgh and within comfortable reach of larger Border towns such as Duns, Kelso, Galashiels and Berwick-upon-Tweed. Edinburgh is only a 40 minute commute by car, the East Coast Mainline is accessible from Berwick-upon-Tweed railway station and the Waverley line to Edinburgh is 18 miles away at Tweedbank. The village has a very good range of local amenities including a doctor's surgery, post office, bank, butcher, village store and caravan park. Primary schooling is available within the village and there is a bus service to the local secondary school at Duns which has a modern high school.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Double glazing, solid fuel central heating with back boiler plus immersion heater.

EPC

D

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Fax: 01573 400388
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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
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Kelso, Tel 01573 400 399
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Langholm, Tel 013873 80482
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Approximate Gross Internal Area (Including Garage) = 140.7 sq m / 1514 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Floorplans.uk/sketch.com © 2024 (ID1075670)

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.