

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Kirklea, Church Hill, Greenlaw, Duns, TD10 6YG

Guide Price £340,000



Kirklea is an attractive detached bungalow, enjoying a lovely quiet setting in a highly convenient location, within a short walk of all the good facilities on offer within Greenlaw. The property would perfectly suit those searching for a property on which they can make their own mark. Although it has been well maintained by the previous owner, there is a degree of modernisation required. Internally, the layout is comfortably proportioned, featuring a lounge, conservatory, kitchen/family room, utility room, master bedroom with en-suite, three further bedrooms and a family bathroom. Externally there are generous sized gardens surrounding the property, with a double garage and workshop. Early viewing highly recommended.



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Entrance Hallway
Lounge
Conservatory
Kitchen / Family Room
Utility Room
Family Bathroom
Master Bedroom with En-Suite
Three Further Bedrooms

LPG Heating
Double Glazing

Surrounding Gardens
Driveway
Double Garage
Workshop



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, bowling green 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water and electricity. Double glazing & LPG heating.

EPC

E

Viewings

Strictly by appointment with the Selling Agent.

Council Tax Band

E

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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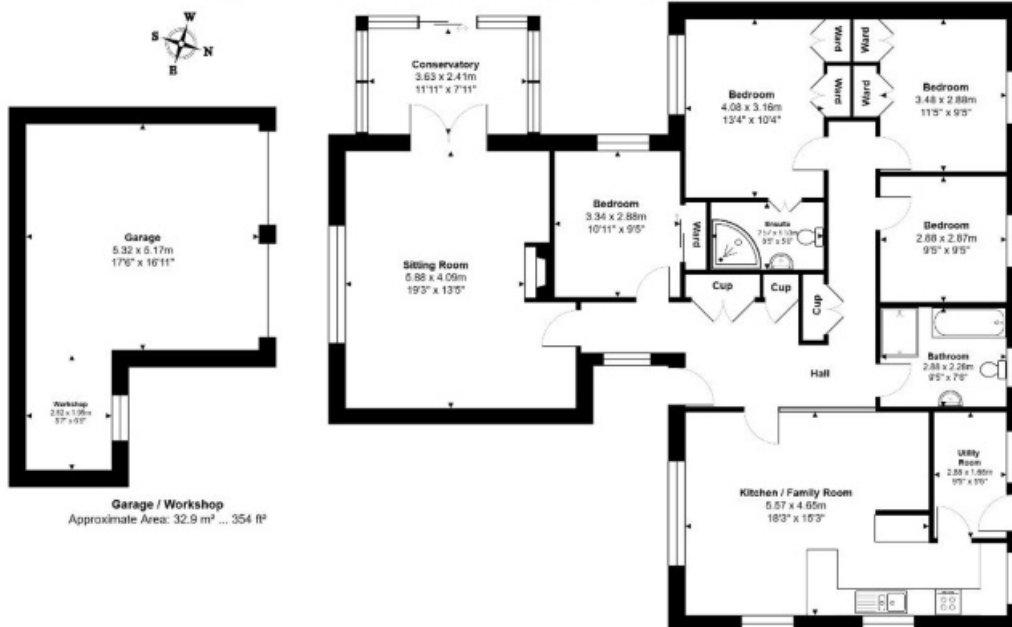
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
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Approximate Gross Internal Floor Area: 152.9 m² ... 1646 ft² (excluding workshop, garage)



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.