

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**9 Edinburgh Road,
Greenlaw, TD10
6XF**

Guide Price £290,000



A deceptively spacious five bedroom detached property, located on the outskirts of the picturesque village of Greenlaw. This bright and spacious family home offers flexible and versatile accommodation, set well back from the road with uninterrupted views from the south facing garden. The property boasts an entrance vestibule, hallway, lounge, garden room, dining kitchen, utility room, WC, two double bedrooms, bathroom and home office on the ground floor. Upstairs there is a master bedroom, two further double bedrooms, dressing room and a newly refurbished shower room. Externally the garden grounds surround the property, with a large driveway and detached garage providing ample private parking. Early viewing of this lovely property is essential.



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Ground Floor:
Entrance Vestibule
Hall
Lounge
Garden Room
Dining Kitchen
Utility Room
WC
Two Double Bedrooms
Bathroom
Home Office

First Floor:
Master Bedroom
Two Further Double Bedrooms
Shower Room
Dressing Room

Oil Fired Central Heating
Wood Burning Stove
Double Glazing

Surrounding Garden
Detached Garage
Large Driveway



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, butcher, village store, bar & restaurant, visiting post office van, 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. Oil Fired Central heating

EPC

D

Council Tax Band

F

Viewing

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

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1143165)

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.