

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Craigneuk, 21 East High Street, Greenlaw

TD10 6YF

Guide Price £140,000



Craigneuk is an attractive stone-built semi-detached cottage, located in the heart of the popular village of Greenlaw. The village has an abundance of good amenities including a primary school, doctor's surgery, bowling club, hotel and good shops including a great butcher and all of them are within easy walking distance of Craigneuk. The property has been stripped back and requires upgrading but is ideal for someone who is looking for an affordable property to make their own. The accommodation comprises: Vestibule, Hall, Lounge, Dining Kitchen, Rear Porch, WC, Three Bedrooms and Bathroom. Externally there is a large garden to the rear with summerhouse. Viewing recommended.



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Vestibule
Hall
Lounge
Dining Kitchen
Rear Porch
Downstairs WC
Three Bedrooms
Bathroom

Electric Heating
Single & Double Glazing

Large Garden to Rear
Summerhouse



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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Electric heating, double glazing. PLEASE NOTE: The heating system has not been used by the current owner so no warranties are given as to the working condition.

EPC

D

Council Tax Band

B

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
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Approximate Gross Internal Area = 112.6 sq m / 1211 sq ft

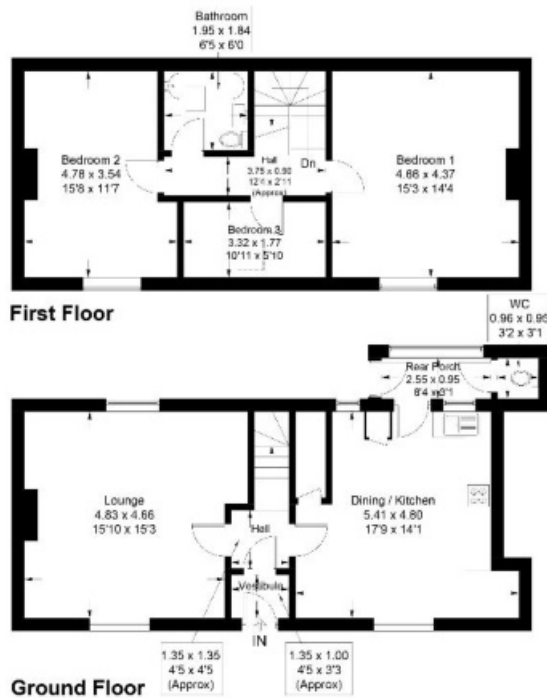


Illustration for identification purposes only, measurements are approximate not to scale. Fourkites.co © (101144/8/7)

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.