



14 The Avenue
Greenlaw





14 The Avenue is a particularly well proportioned detached property which enjoys a lovely cul de sac location within this highly regarded part of Greenlaw. The property boasts a sizeable and highly private garden to the rear which is predominantly south facing with good sunlight throughout the day and a lovely woodland backdrop. Internally the accommodation is bright and airy throughout with all rooms being of generous proportions. Notably the lounge features a large bay window to the rear overlooking the gardens whilst the family dining kitchen benefits from direct access on to the raised decked terrace which also enjoys outlooks and gives access to the gardens beyond.



LOCATION

Greenlaw, formerly the County Town of Berwickshire, is a mid sized Border town with distinctive red sandstone buildings. Facilities include village stores, bowling club, butcher, doctor's surgery and primary school. Secondary schooling is available 10 minutes away at Duns with a new £20m high school and the market town of Kelso is some nine miles to the south. Easily commutable lying 40 miles from Edinburgh and 20 miles from the main east coast rail connection at Berwick-upon-Tweed.

ACCOMMODATION SUMMARY

Reception Hall, Lounge, Family Dining Kitchen, Utility Room, Five Double Bedrooms (Master with En-Suite Shower Room), and Family Bathroom. Large Enclosed Gardens, Integral Garage and Driveway.

RECEPTION HALL

5.03m x 3.70m (16'5" x 12'1")

Ensuring a lovely warm welcome; the reception hall provides ample space for an informal seating area or such like if desired and features a large front facing window in addition to a free standing wood burning stove which sits on a polished granite hearth. Large built in double storage cupboard.

LOUNGE

3.69 x 6.01m (12'1" x 19'7")

Flooded with natural light thanks to the large south facing bay window to the rear which overlooks the gardens beyond. This well proportioned room is located off the reception hall and provides ample space for a range of free standing furniture. Telephone point. Television and hi-fi connections. Central heating radiator. Floor carpeted.

FAMILY DINING KITCHEN

Kitchen Area:

2.67m x 4.97m (8'7" x 16'3")

Dining Area:

3.12m x 2.88m (10'2" x 9'4")

This room is the real hub of the home with ample space for a large family dining table and chairs. The room is flooded with natural light thanks to the double rear facing windows in addition to the fully glazed double doors which allow direct access on to the raised decked terrace and gardens beyond. The kitchen area itself is fitted with an excellent range of modern white, wall and base units with ample worktop space and tiled splash backs. Appliances include a 1 ? bowl steel sink with mixer taps, four ring ceramic hob, integrated oven and stainless steel cooker hood. Integrated fridge. Recessed spotlighting. ceiling. Polished hardwood floor.



UTILITY ROOM

3.17m x 1.86m (10'4" x 6'1")

Fitted with a range of units matching those in the kitchen with a further steel sink and mixer taps. Central heating boiler. Plumbing connections for washing machine. Extractor fan. Central heating radiator. Side entrance door to garden. Polished hardwood floor.

BEDROOM FIVE

4.13m x 2.92m (13'5" x 9'5")

A well proportioned double bedroom although currently utilised as a home office. Pleasant outlooks over the gardens to the rear. TV aerial connection. Central heating radiator. Fitted carpet.

MASTER BEDROOM

4.17m x 2.84m (13'6" x 9'3")

A restful double room located to the rear of the property over-looking the garden. Excellent storage is provided by the double built in wardrobes with sliding mirrored doors. Television and telephone connections. Central heating radiator. Fitted carpet.

EN-SUITE SHOWER ROOM

2.02m x 2.63m (6'6" x 8'6")

With shower enclosure tiled full height to accommodate a power shower with glazed shower screen. Close coupled WC and pedestal wash hand basin. Mirror with shaver light located over the wash basin. Chrome accessories. Extractor fan. Central heating radiator. Downlighters in ceiling. Floor carpeted.

FAMILY BATHROOM

1.64m x 2.93m (5'3" x 9'6")

Provided with a three piece suite of bath, pedestal basin and close coupled WC, the bath having mixer taps with the shower fitting, the areas around the bath and basin tiled. Chrome accessories. Central heating radiator. Downlighters in ceiling. Extractor fan. Fitted carpet.

BEDROOM TWO

3.93m x 2.90m (12'8" x 9'5")

A bright and airy double bedroom with built in double wardrobes with mirrored doors. Central heating radiator. Fitted carpet.

BEDROOM THREE

3.26m x 2.85m (10'6" x 9'3")

A well proportioned double bedroom with large front facing window. Central heating radiator. Fitted carpet.

BEDROOM FOUR

2.34m x 4.06m (7'6" x 13'3")

A pleasant bedroom with side facing window. Fitted carpet.



EXTERNAL

There are good sized areas of garden ground surrounding the property. The main garden lying primarily to the rear, laid in part to grass with flower and shrub borders. There is also a risen paved patio area and large timber deck with stairs to and down from the house. The central heating oil storage tank is located within the rear garden as is the rotary clothes drier. The garden area to the front of the property is again laid to grass with off street parking provided within a gravelled area and within the mono block drive leading to the garage.

GARAGE

A single car garage accessed by means of an "up and over" door. The garage is provided with a concrete floor and the electric meters are located at this level

SERVICES

Mains water, electricity and drainage. Double glazing. Oil fired central heating.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating C

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





Property Shops **01573 225999** • Kelso • Selkirk • Duns
Hastings Legal Services **01573 226999**