



1 Bank Street  
Greenlaw, TD10 6XX



Well Appointed Detached Bungalow In Thriving  
Village Setting

Lounge, Kitchen, Two Double Bedrooms and  
Bathroom. Double Glazing. Oil Central Heating



This traditional detached bungalow enjoys a convenient location in the centre of the village, close to all local amenities and with partial outlooks to the front over the Village Green. The accommodation is well appointed and of pleasant proportions with a private garden to the rear and a garage to the side, making this an ideal opportunity either for the retiree or perhaps for those looking to downsize.

## LOCATION

Greenlaw, formerly the County Town of Berwickshire, is a mid-sized Border town with distinctive red sandstone buildings. Facilities include village stores, sub-post office, bank, 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

A double timber entrance door opens into a useful tiled vestibule which in turn opens into the main lounge; this room benefits from windows both to the front and to the rear overlooking the garden. An open coal fire provides a lovely focal point and a door off the lounge leads into the adjoining kitchen. This area is fitted with a good range of wooden wall and base units with ample worktop space and windows to the side. A rear hall extending off the lounge extends to the bedroom accommodation. Both bedrooms are well proportioned double rooms, the master bedroom being particularly spacious with ample room for a range of freestanding furniture and the front facing windows ensure partial outlooks over the Village Green, whilst bedroom two which is also a double room benefits from a front facing window also. The bathroom is surprisingly spacious and is fitted with a white suite which comprises WC, pedestal sink, timber panelled bath with tiled surround and shower over.

## GARAGE

A detached garage lies to the side of the property with an up and over door to the front and rear door to the garden. The garage benefits from ample power points whilst the driveway provides parking for two vehicles.

## EXTERNAL

The area of garden extends to the rear of the property and is mainly laid to lawn enjoying good sun throughout the day with paved paths extending round either side of the bungalow.

## MEASUREMENTS

Lounge:	5.02m x 3.60m (16'6" x 11'9")
Kitchen:	4.75m x 2.08m (14'6" x 6'10")
Bedroom One:	4.15m x 3.82m (13'7" x 12'6")
Bedroom Two:	4.58m x 2.39m (15'0" x 7'10")
Bathroom:	3.25m x 2.41m (10'8" x 7'11")

## SERVICES

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

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating E

## 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.