



## Lavender Cottage

Marchmont Road, Greenlaw, TD10 6YQ



3 bed



1 public



3 bath

Immaculately Presented Period Property On  
Edge Of Village With Lovely Outlooks

Entrance Hall, Lounge, Dining Kitchen,  
Cloakroom, Three Double Bedrooms and  
Bathroom. Private Enclosed Garden.



Located on the edge of the village, Lavender Cottage offers an idyllic, peaceful setting with lovely open outlooks over the adjoining farmland. Formed originally as part of a barn conversion, this interesting property offers sizeable, well-proportioned accommodation with a lovely blend of traditional features and some stylish, contemporary fixtures and fittings, which ensure the best of both worlds. The internal presentation is immaculate and available in true move in condition, exactly as you would expect given the property has been completely refurbished in recent years. Externally the gardens have been thoughtfully landscaped to provide relative ease of maintenance, good privacy and a lovely open aspect.

Situated on the A697, Greenlaw is a well-placed Berwickshire village with other Borders towns and villages within reasonable reach. For those that need to remain within commuting distance to Edinburgh, Greenlaw is within daily reach and is a popular choice for those seeking to escape the hustle and bustle of city life whilst still remaining well connected.

## 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, tennis court, butcher, village pub and restaurant, doctor's surgery and primary school. Secondary schooling is available 10 minutes away at Duns with a new £20m high school. Easily commutable lying 40 miles from Edinburgh and 20 miles from the main east coast rail connection at Berwick-upon-Tweed.

## KEY FEATURES

- Edge of village location
- Open outlooks
- Commuting distance to Edinburgh
- Immaculate Presentation
- Sizeable proportions

## GROUND FLOOR ACCOMMODATION

A bright and airy entrance hall ensures a lovely warm welcome and opens into a nicely proportioned central hall with staircase extending to the upper floor. Positioned to the rear of the property and flooded with natural light, the lounge is of generous proportions and features double doors to the garden as well as large windows to the side. A traditional focal point is provided by the log burning stove which is set on to a tiled hearth and is flanked on each side by exposed stone pillars. The tasteful dining kitchen is a lovely space with ample room for every day dining. Again this room benefits from windows to two sides and plenty of natural light which helps to maximise the feeling of space. There is a good selection of shaker style units with ample worktop space and tiled splash backs. A useful facility is provided on the ground floor with the cloakroom off the central hall; window to the side and a white suite of pedestal sink and WC.

## UPPER ACCOMMODATION

The carpeted staircase leads to a mid-landing with window over; further stairs with spindled banister leads to a good sized landing area with useful built in storage. The master bedroom is a particularly spacious double room, positioned to the rear and



as such enjoying an aspect over the garden with open farmland extending beyond. This tastefully presented room has the benefit of a freshly presented en-suite shower room with modern white suite. Both bedrooms two and three are also double bedrooms positioned to the front with ample space for a range of free standing furniture whilst the family bathroom has been completed with a modern white suite with partially tiled walls and shower over the bath.

## MEASUREMENTS

Lounge	4.30m x 5.33m (14'1" x 17'6")
Dining Kitchen	4.40m x 3.30m (14'5" x 10'10")
Master Bedroom	4.69m x 5.73m (16'4" x 18'10")
Bedroom Two	3.10m x 3.99m (10'2" x 13'1")
Bedroom Three	2.83m x 5.42m (9'3" x 17'9")
Bathroom	2.68m x 1.80m (8'10" x 5'11")

## EXTERNAL

The outside space has been thoughtfully planned and have been landscaped for relative ease of maintenance. Fully enclosed with fencing the gardens enjoy good levels of privacy whilst still making the most of the open outlooks over the adjoining farmland. A paved patio lies to the rear of the property with access off the lounge and provides the perfect spot for summer dining; beyond that the garden has been laid with decorative pebbles and plenty of space for pots and planters etc. There is access to the side which provides useful off street parking, subject to a continuation of the current agreement with the local farmer.

## SERVICES

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

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Rating D

## 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.