



## 29 Church Hill

Greenlaw, TD10 6YG



3 bed



2 public



1 bath

Ideal Family Home In Quiet Cul De Sac Close to Local School and Amenities

Entrance Hall, Kitchen, Dining Room, Lounge, Three Double Bedrooms and Bathroom. Garden. Double Glazing. Electric Heating.



This semi-detached family home enjoys a pleasant cul-de-sac position with an open aspect to the rear and to the side over the adjoining parkland. Ideal for families with the local primary school and amenities within easy walking distance, the property benefits from well-proportioned accommodation with a pleasant open-plan layout on the ground floor incorporating a lounge, dining room and kitchen.

#### 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.

#### GROUND FLOOR

The front entrance door opens into an entrance hall with excellent storage provided by the large built-in cupboard and with a carpeted staircase extending to the upper floor. With outlooks over the garden and an open aspect beyond, the kitchen towards the rear is fitted with a good range of wooden wall and base units with space for slot-in appliances. The dining room is open off the kitchen and provides ample space for a large family table and chairs and again benefits from an open garden aspect to the rear. Double doors from the dining room in turn open into the lounge which is positioned to the front of the property and is presented in contemporary style with a modern feature wall and a wall mounted electric fire.

#### UPPER ACCOMMODATION

All three bedrooms are double rooms; two positioned to the front and the other to the rear with open outlooks. The bathroom has been refitted with a modern white suite which comprises WC, pedestal sink and bath with shower over.

#### EXTERNAL

The gardens extend around the property and are fully enclosed and mainly low maintenance with decorative pebbled borders to the front and a lawned area extending to the side and rear.

#### SERVICES

Mains water, electricity and drainage. Double Glazing. Electric heating.

#### COUNCIL TAX

Band B

#### 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.