

HASTIN<sup>LEGAL</sup>&S



14 Marchmont Road

Greenlaw, TD10 6YQ

Offers Over £310,000





A particularly attractive detached bungalow which lies quietly toward the edge of the village on a quiet no through road, in a large garden plot



14 Machmont Road is a particularly attractive detached 1930s bungalow, quietly positioned towards the edge of the village on a peaceful no-through road and enjoying a lovely open aspect to the front.

Set centrally within a generous plot, this characterful home is surrounded by sizeable gardens, providing plenty of space for growing families and keen gardeners alike, while also offering more than enough scope to further extend the property if desired.

The property retains a number of appealing period features typical of its era, including a traditional entrance vestibule with stained glass, tiled fireplaces and large south-facing bay windows. These original details sit comfortably alongside a number of modern improvements to create a home that successfully combines period character with contemporary practicality. The generous proportions and well-considered layout have been enhanced by a previous rear extension.

The principal reception rooms sit either side of a spacious central reception hall, with the lounge featuring a log burning stove and an open fire in the dining room. Both rooms enjoy impressive bay windows and open outlooks, creating warm and welcoming spaces perfect for relaxed family living or entertaining. The kitchen is fitted with a good range of cabinetry and provides ample space for everyday dining. Beyond, a useful utility area provides additional practical space and convenient access to the gardens.

The rear extension has created valuable additional bedroom accommodation, with three bright and well-proportioned double bedrooms in total. The principal bedroom, positioned to the rear, benefits from a smart en-suite shower room and glazed doors opening directly onto the gardens. The current owners have also successfully operated this bedroom suite as an Airbnb in recent years. Bedrooms two and three are served by the main family bathroom, while a further home office or box room provides a valuable work space or storage.

Outside, the gardens are undoubtedly one of the property's highlights. Generous areas extend to both the front and rear, with a combination

of privacy, open views and colourful plantings. The gardens are well presented and offer plenty of opportunity for further landscaping or the creation of additional outdoor living spaces. A lengthy private driveway provides excellent off-road parking for several vehicles, while a range of useful outbuildings to the rear offers secure external storage.

Overall, 14 Machmont Road presents a rare opportunity to acquire a characterful detached bungalow occupying a generous plot, with attractive gardens, flexible accommodation and excellent commuter links.

### LOCATION

Greenlaw is a very well appointed Berwickshire village set on the banks of the Blackadder Water and is known for its distinctive red sandstone buildings

- Amenities: The village is well served with a local pub/restaurant, convenience store, medical practice and pharmacy
- Schooling: Greenlaw has its own primary school and is in the catchment area for Berwickshire High School, Duns (7 miles)
- Population: Approximately 620
- Transport connections: Greenlaw lies around 40 miles south of Edinburgh on the A697. Local train connections include the East coast rail-line at Berwick Upon Tweed (20 miles) and the Waverly line at Tweedbank (25 miles) What3words ///hack.holds.rooting

### HIGHLIGHTS

- Peaceful edge of village setting
- Sizeable garden plot
- Characterful interiors
- Successful bedroom suite extension
- Good commuter links

### ACCOMMODATION SUMMARY

Entrance Vestibule, Reception Hall, Lounge, Dining Room, Dining Kitchen, Utility Room, Master Bedroom with En-Suite and double doors to garden, Two Further Double Bedrooms, Box Room and Bathroom

### SERVICES

Mains water, electricity and drainage. Double glazing. Oil Central Heating

### COUNCIL TAX

Band D

### ENERGY EFFICIENCY

Rating F

### TENURE

Freehold

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

### MARKETING POLICY

Offers over £310,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). 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.



