

HASTIN^{LEGAL}&S



Elmwood, West High Street

Greenlaw, TD10 6XA

Offers Over £235,000





An attractive stone-built four-bedroom property offering spacious, versatile accommodation, extensive outbuildings, generous private parking and a secluded riverside garden, all combining to create a unique home with exciting potential in the heart of this established Berwickshire village.



Offering considerably more than first impressions might suggest, Elmwood is a distinctive and versatile property in the heart of this established Berwickshire village, combining spacious family accommodation with an exceptional range of outbuildings, generous parking and a surprisingly secluded garden extending to the riverbank.

The attractive stone-built property provides four-bedroom accommodation with a flexible layout ideally suited to modern family life, with ample space for home working if required. A number of recent improvements add to its appeal, including a cosy log-burning stove and a contemporary shower room. A particularly noteworthy feature is the private driveway to the side, which opens onto a substantial area of hardstanding to the rear.

Offering multi-vehicle parking, there is also ample space to accommodate a caravan or similar vehicle, a valuable advantage for those requiring additional storage or flexibility. Beyond the parking area lies an extensive range of outbuildings, understood to have formerly served as the village builders' merchants. Currently utilised for garaging, storage and workshop space, these buildings offer considerable versatility and exciting potential for a variety of uses.

Whether appealing to tradespeople seeking to combine home and business premises, buyers requiring substantial ancillary space, or those exploring the possibilities for conversion or redevelopment, this is a particularly compelling feature of the property, subject to the necessary consents.

Beyond the outbuildings, the grounds open into a large and notably secluded garden, also benefiting from independent gated access from the side. Predominantly laid to lawn, the garden extends towards the riverbank, creating a peaceful and private outdoor retreat in the very heart of the village. Offering ample scope for family enjoyment, landscaping or the creation of an attractive garden haven, this generous outdoor space further enhances the property's appeal, with potential for alternative uses or development subject to the necessary permissions.

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 ///squeaking.climbing.admire

HIGHLIGHTS

- Extensive range of outbuildings
- Multi car private parking
- Secluded garden extending to the river bank
- Spacious four bedroom accommodation

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with log burning stove, Dining Kitchen, Utility Room, WC, Four Bedrooms and Shower Room.

SERVICES

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

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

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 or requested by email 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.

PRICE & MARKETING POLICY

Offers over £235,000 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. 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.



