

HASTIN<sup>LEGAL</sup>&S



## Dean View, 30 West High Street

Duns, TD10 6XA



3 bed



1 public



1 bath



Dean View Offers An Exciting Renovation Opportunity With Potential To Create A Stylish Family Home. Features A Generous Rear Garden And A Prime Location Within Walking Distance Of Local Amenities And The Village School.



## DEAN VIEW

Located in the heart of the village, 30 West High Street presents an exciting opportunity for those seeking a renovation or modernisation project, with excellent scope to create a beautifully appointed family home. Upon entering, the living room is positioned to the front of the property, featuring a large picture window and a charming fireplace housing a multi-fuel stove, which also serves as a back boiler. A door from here leads to the galley-style kitchen, thoughtfully designed to maximise storage within the compact space. To the rear, a few steps descend to the conservatory, offering a delightful outlook over the private garden. Also on the ground floor is a bathroom fitted with a three-piece suite, including a bath with shower over. Upstairs, the property offers three well-proportioned double bedrooms, each providing comfortable accommodation. A landing cupboard adds valuable storage space.

## EXTERNAL

To the rear of the property lies a generous lawned garden, accessible from both the rear porch and a shared venal leading off the High Street. A useful timber-built outhouse, complete with power and lighting, provides excellent external storage. Predominantly laid to lawn, the garden offers a blank canvas for landscaping and personalisation. Towards the back, a section has been transformed into a pond, presenting the potential to create a charming focal point within this outdoor space.

## ACCOMMODATION SUMMARY

Entrance Hallway, Living/Dining Room, Galley Style Kitchen, Conservatory, lower Porch, Three Bedrooms, Bathroom with Shower Over, On Street Parking, Large Rear Garden, Double Glazing, Multi-fuel Stove/Back Boiler For Central Heating & Immersion Tank.

## 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 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.

## KEY FEATURES

- Large Rear Garden
- Great Modernisation Project
- Central Location Within The Village
- Close to Local School and Amenities
- Commutable to Edinburgh Via A697 & A68

## SERVICES

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

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating E

## TENURE

Freehold

## VIEWING

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 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £160,000 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.