

20 East High Street



20 East High Street Offers Over £175,000

Greenlaw, TD10 6UF



A Charming And Characterful Cottage With Unassuming Sizeable South Facing Garden Including A Selection Of Outhouses

Entrance Hall, Lounge, Dining Room, Kitchen, Two Double Bedrooms And Bathroom



Located in heart of Greenlaw, 20 East High Street is a rather unassuming cottage; offering characterful and well appointed accommodation throughout.

The ground floor accommodation offers good flexibility, having been extended to the rear to incorporate an additional living or dining space complete with Aga and with a direct link to the gardens beyond. This is in addition to the charming lounge featuring ceiling beams, a window seat and a large log burning stove. The well appointed kitchen enjoys an uninterrupted outlook over the gardens and provides a great range of cabinetry.

Upstairs lie two double bedrooms and a modern refitted bathroom with shower over the bath. Both the principal bedroom and the landing benefit from rear facing velux windows which command a super outlook with enough space on the landing for a peaceful seating or reading area.

Greenlaw is a very well-equipped village with a fantastic range of every day amenities. It is also a popular location for those are looking for a quieter alternative to city life, with easy commuter links to Edinburgh. Equally for those who work from home this property offers excellent possibilities; a large timber cabin/studio lies peacefully towards the bottom of the garden, currently used as a home gym and incorporating a sauna, but with obvious potential to create a dedicated work from home environment.

The gardens at 20 East High Street are a real highlight; the south facing aspect commands sun for much of the day and with just farm land beyond there is plenty of privacy. They are much larger than you might expect and have been cleverly landscaped into different zones with neat lawns and well placed seating areas. A great range of outbuildings cater for outdoor storage or those seeking workshop space

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 ///bleaching.crystals.resold

HIGHLIGHTS

- Sizeable south facing garden
- Characterful accommodation
- Excellent work from home solutions
- Selection of useful outhouses
- Dining room extension
- Village setting
- Good commuter links

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Room, Kitchen, Two Double Bedrooms and Bathroom

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating and log burning stove

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Band 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 or requested by email 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.

PRICE & MARKETING POLICY

Offers over £175,000 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.