



**Geo. & Jas. Oliver W.S.**

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: [solicitors@gandjoliver.co.uk](mailto:solicitors@gandjoliver.co.uk)

[www.gandjoliver.co.uk](http://www.gandjoliver.co.uk)



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**24 WEST HIGH STREET, GREENLAW, TD10 6XA**  
**TWO BEDROOM END TERRACED HOUSE WITH GARDEN**

**EPC F**  
**OFFERS AROUND £165,000**

# 24 WEST HIGH STREET, GREENLAW, TD10 6XA

## OFFERS AROUND £165,000



Newly refurbished end terraced two bedroom dwelling house located in the heart of the quaint village of Greenlaw. Offered for sale in immaculate decorative order, the property would make an ideal first time buy for those looking for a beautiful starter family home in turn key condition. Located to the rear is an large enclosed rear garden laid mainly to lawn with an area of decking and two large outbuildings.

Entered from the front door, the entrance hall provides a turning staircase to the first-floor level where the bathroom and two good sized double bedrooms are located. On the ground floor the bright and airy lounge is situated to the front and is freshly decorated in neutral tones with carpet flooring. Also located to the front is the modern and stylish dining kitchen which has a range of cream floor and wall units and ample work surface space. There is an integrated oven, microwave and ceramic hob, integrated dishwasher and space for a freestanding fridge freezer. There is also plenty space for a dining table and chairs. Access from here is through to a handy utility area with space and plumbing for white goods and there is an additional WC on the ground floor which also offers a range of storage facilities. The rear porch provides access out to the back garden and there are two outhouses for storage.

From the upper landing are the two double bedrooms and the family bathroom. Both bedrooms are double rooms (the master being particularly generous) and are both decorated in light neutral tones in immaculate order. The bathroom, which has been extended recently, comprises a three piece white suite of bath, wash hand basin and WC and there is an electric shower located over the bath. There is practical tiled flooring.

Externally, this lovely family home benefits from a private flat back garden bounded by new timber fencing. There is a decked area for the summer months and various outbuildings one with power and external water.

Greenlaw is a pretty and rural town in Berwickshire. There are good local services within Greenlaw including day to day shopping, a primary school, chemists and pub. Greenlaw is situated a short drive from the larger towns of Duns and Kelso both of which offer a wider selection of both national and local retailers as well as secondary schools and services. The town is located in an area rich in history and has beautiful surrounding countryside with the coast of Coldingham and St Abbs on its doorstep. For sporting enthusiasts there are numerous golf clubs in the locality, opportunities for sailing, rowing and horse racing at nearby Kelso.

### ROOM SIZES:

Lounge: 3.77 x 5.38  
Dining Kitchen: 4.83 x 3.52  
WC: 2.76 x 1.52  
Utility: 2.94 x 2.71  
Back Porch: 2.45 x 1.44  
Master Bedroom: 3.63 x 5.21  
Bedroom Two: 5.33 x 2.72  
Bathroom: 2.44 x 2.38

**Council Tax Band:** B EPC: F

**FIXTURES AND FITTINGS:** The sale shall include all carpets, blinds, light and bathroom fittings and integrated appliances.

**SERVICES:** Mains water, drains and electricity. Double glazing and electric heating.

**FREE PRE-SALE VALUATION:** If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

**HOME REPORT:** Interested parties wishing a copy of the Home Report for this property can obtain one by request.

**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

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