

T: 0161 830 8833

W: www.portfolioup.com E: info@portfolioup.com

rightmove 



FOR SALE

INVESTMENT OPPORTUNITY



TRADITIONAL TOWN HOUSE

GREENLAW – 1 MILL WYND, DUNS, TD10 6UA

PRICE – OFFERS OVER £105,000

£25K BELOW VALUATION

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT
0161 830 8833

GREENLAW – 1 MILL WYND, DUNS, TD10 6UA

DESCRIPTION

Greenlaw, formerly the County Town of Berwickshire, is a mid sized Border town with distinctive red sandstone buildings. Facilities include village stores, sub-post office, Bank, bowling club, butcher, doctor's surgery and primary school. Secondary schooling is available 10 minutes away at Duns with a new £20m high school 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.

1 Mill Wynd is a traditional town house with accommodation of comfortable proportions throughout. Enjoying a central location within the popular Berwickshire town of Greenlaw.

This property is within commuting distance of Edinburgh, making it ideal for those looking for a quieter way of life yet within reach of the city or equally those looking for an easy to maintain second/holiday home.

ACCOMMODATION

Entrance: A part glazed entrance door opens into a light and airy hallway with laminate flooring and two large built in storage cupboards.

Carpeted stairs to upper floor. Vinyl flooring. Ceiling light. Night storage heater. Power point.

Lounge: 4.38m x 3.14m (14'3" x 10'3") A pleasant, homely room with front facing window and coal effect electric fire to one wall creating a pleasant focal point with recesses to either side.

Fitted carpet. Ceiling light. Night storage heater. Telephone and television point plus two double and one single power points.

Dining Kitchen: 4.37m x 3.23m (14'3" x 10'5") A modern dining kitchen with double aspect windows to the front and side. Fitted with a good range of wall and base units with ample worktop space, tiled splash backs and under unit lighting.

Ample space for table and chairs if desired. Stainless steel sink with drainer to the side and space for slot in cooker, washing machine, dishwasher and fridge freezer. Ceiling lights. Vinyl flooring. Night storage heater. Four power points.

Bathroom: 2.60m x 1.40m (8'5" x 4'5") Fitted with a white suite comprising WC, pedestal sink with tiled splash back and timber panelled bath with tiled surround and shower over. Deep window sill modesty to the rear. Vinyl flooring. Ceiling light. Night storage heater.

Upper Accommodation:

Carpeted stairs lead to the upper landing with useful built in shelved cupboard. Ceiling light. Power point.

Bedroom One: 4.38m x 2.51m (14'3" x 8'2") A pleasant double room with good natural light provided by the double aspect windows to the front and side. Built in wardrobe provides good storage. Fitted carpet. Ceiling light. Night storage heater. Two power points.

Bedroom Two: 3.55m x 2.99m (11'8" x 9'8") Another generous double bedroom with front facing window and good afternoon sunlight. Built in wardrobe provides storage. Fitted carpet. Ceiling light. Night storage heater. Two power points.

rightmove

GREENLAW – 1 MILL WYND, DUNS, TD10 6UA

Bedroom Three: 3.07m x 1.93m (10'0" X 6'3") Pleasant single room or home office if preferred with window to the front and built in cupboard to the side. Fitted carpet. Ceiling light and hatch to attic. Night storage heater. Four power points.

Additional Information:

All carpets, floor coverings and light fittings will be included in the sale.

Council Tax:

Band B

Energy Rating:

BAND F

Services:

Mains electricity, water and drainage, double glazing, electric night storage heating.

TENURE

Freehold

TENANCY

Vacant

VAT

Not VAT

EPC

Certificate and report are available upon request

VIEWING

Strictly by appointment only.



rightmove



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (861 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metapix ©2012.