



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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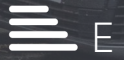


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8 East High Street, Greenlaw, TD10 6UF

Offers in the region of £55,000





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- 2 Bedroom Apartment
- Close to Amenities
- Requires Upgrading
- Town Centre Location
- Excellent Potential
- Large Private Garden

We are delighted to bring to the market this two bedroom first floor flat with a large private garden located within a handsome building set at the heart of Greenlaw. The property requires a degree upgrading, providing the perfect opportunity for either a first-time buyer or investor.

Greenlaw boasts local shopping facilities, a doctor's surgery and pharmacy, public house and a primary school. There are good bus services to the neighbouring towns offering more comprehensive shopping and leisure facilities.

- HALLWAY - SITTING ROOM - KITCHEN - 2 BEDROOMS - BATHROOM -



Internally

The property is in need of upgrading, but offers excellent potential with 2 double bedrooms, a bright sitting room, and good sized kitchen and bathroom.

Kitchen

The kitchen is fitted with a range of wall and base units with a stainless steel sink. There are appliance spaces for a freestanding cooker, washing machine and fridge freezer.

Bathroom

The bathroom is fitted with a 3-piece suite including; WC, pedestal basin and panelled bath with shower over.

Externally

The property benefits from an unusually large garden, primarily laid to lawn and bounded by mature hedging.





Location

Greenlaw is the former county Town of Berwickshire with its impressive former town hall, is a medium sized village conveniently located on the A697 for easy commuting to Edinburgh (approx 38 miles) and the nearby towns of Duns (7 miles), Kelso (9 miles) and Berwick-upon-Tweed with its mainline railway station (15 miles). The village has basic shopping facilities, a doctor's surgery and pharmacy, newly refurbished public house and a primary school. There are good bus services to the neighbouring towns offering more comprehensive shopping and leisure facilities.

Fixtures & Fittings

All floor coverings are to be included within the sale.

Services

Mains electricity, water and drainage. Electric Storage Heating and Double Glazing.

Council Tax Band

Band A.

Viewings

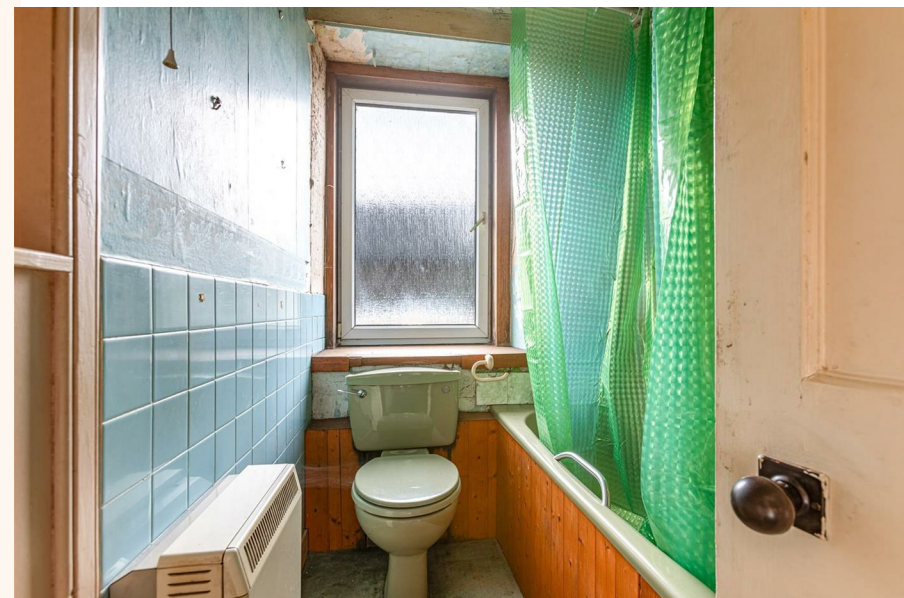
Strictly By Appointment Only via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk.

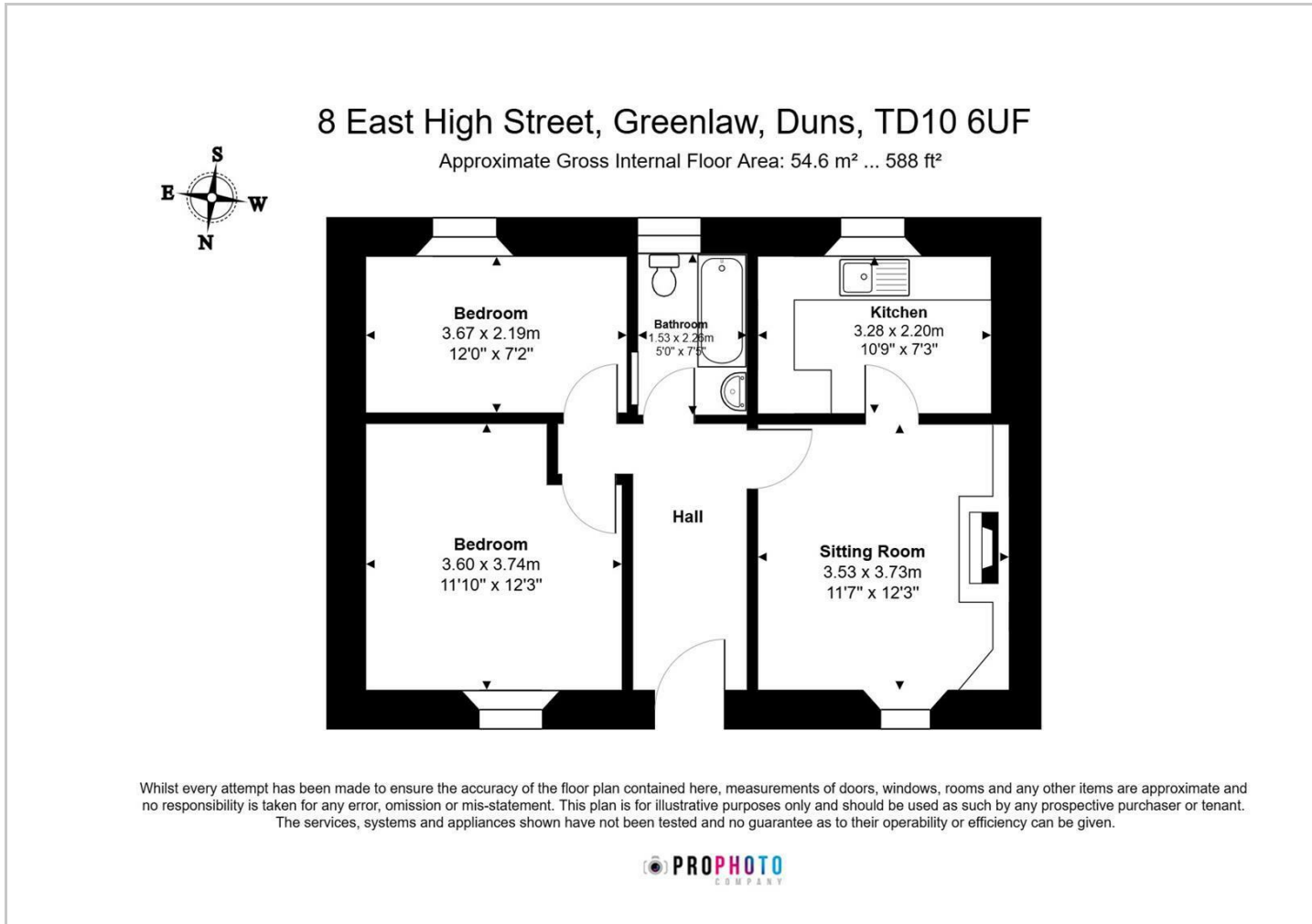
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



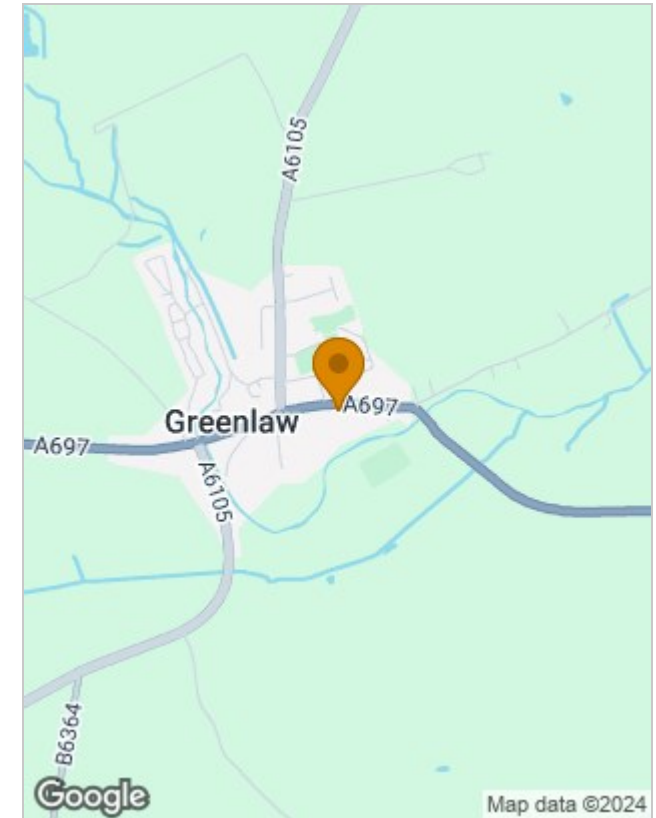
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

