

Hearthy Cottage, Edinburgh Road

Greenlaw, TD10 6XF

A Great Opportunity to Purchase This Fantastic 3 Bedroom Detached Bungalow
For Sale • Offers Over £350,000

Edwin
Thompson







BRIEF RESUME

- 3 Bedroom Detached Bungalow
- Spacious Living Accommodation
- Large Garden with Decking
- Stunning Countryside Views
- Open-plan Kitchen and Dining Room
- Multi-fuel Stove in Lounge
- Driveway Space for Ample Parking

DESCRIPTION

Hearthy Cottage is a charming and well-presented detached bungalow, offering approximately 130 sqm of single-storey living space. Constructed in 2000, the property is situated within an established residential area of Greenlaw, a picturesque village in the Scottish Borders. The home boasts a traditional pitched roof with concrete tiles and a timber-frame construction with a brick/block outer leaf. Set within generous private garden grounds, the property is bounded by timber fencing and stone walling, with a tarmac driveway providing convenient off-street parking. The bungalow features three double bedrooms, a spacious lounge, an open-plan kitchen and dining area, a conservatory, a family bathroom, and a separate shower room, making it an ideal home for a range of buyers.

LOCATION

Hearthy Cottage is positioned within Greenlaw, a historic village in the heart of the Scottish Borders, offering a balance of peaceful countryside living with easy access to modern conveniences. The property is located just off the Edinburgh Road, down a long shared driveway, providing convenient connectivity to nearby towns and essential amenities. Greenlaw itself has a welcoming community with local shops, a primary school, and recreational facilities, ensuring day-to-day necessities are close at hand.

A short drive away is Kelso, approximately 10 miles from Greenlaw, where a wider selection of shops, supermarkets, healthcare services, and leisure facilities can be found. Kelso is known for its charming town square, independent boutiques, and the stunning Floors Castle. The larger towns of Duns and Coldstream are also within easy reach, offering additional amenities and schooling options.

For those commuting further afield, the A697 provides direct road links to Edinburgh, approximately 40 miles to the north, making it accessible for those working in the capital. Regular bus services operate in the area, and the nearest railway stations can be found at Tweedbank and Berwick-upon-Tweed, providing convenient transport connections to Edinburgh and beyond.

ACCOMMODATION

The accommodation currently comprises: Internally—Porch, hall, living room, kitchen/dining room, conservatory, 3 double bedroom, bathroom and shower room.

Externally—Large garden mostly laid to lawn, 2 sheds, shared drive way with ample parking and front decking area.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
Hearthy Cottage	130	1400

E & o e please note that these measurements have been taken from the EPC register.

SERVICES

Mains services are understood to be connected with the main heating system being oil fired. There is no gas to the property

VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel. 01896 751300
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COMMENTARY

This beautifully presented bungalow offers an exceptional opportunity for those seeking a spacious yet manageable home in the tranquil setting of Greenlaw. The property benefits from a thoughtfully designed layout, with an entrance porch leading into a well-proportioned hallway. The lounge serves as a focal point of the home, featuring a multi-fuel stove that enhances both warmth and ambiance with a large picture window featuring the stunning view of the neighbouring fields as far as the eye can see, while an archway seamlessly connects the space to the open-plan kitchen and dining area. The kitchen is well-equipped with modern appliances, including integrated under-counter white goods, a double oven, and ample pantry storage. The open plan design allows for easy interaction between living spaces, making it ideal for both family life and entertaining.

The conservatory offers a secluded retreat with uninterrupted views of the surrounding countryside, providing a perfect spot to relax and enjoy the scenic landscape. Double doors open onto the property's decking area, extending the living space outdoors, ideal for al fresco dining or simply appreciating the natural beauty of the area. The large private gardens envelop the home, providing ample space for gardening, play, or relaxation, while the rear aspect of the property benefits from breathtaking views over lush green fields stretching to the horizon.

All three bedrooms are generously sized doubles, each benefiting from built-in wardrobes to maximise

storage and functionality. The two rear bedrooms take full advantage of the stunning countryside views, while the front-facing bedroom overlooks the neatly maintained garden. The home's family-friendly layout is further enhanced by both a full bathroom and a separate three-piece shower room, the latter featuring space-saving sliding doors for added practicality.

Additional notable features include a designated hallway area with a floor-to-ceiling window, perfect for use as a home office or a cosy reading nook. The property has been decorated and finished to a high standard, with beautiful wooden flooring adding character and warmth throughout. A practical utility space can be accommodated within the entrance porch, providing space and plumbing for both a washing machine and tumble dryer, ensuring convenience without compromising the home's main living areas.

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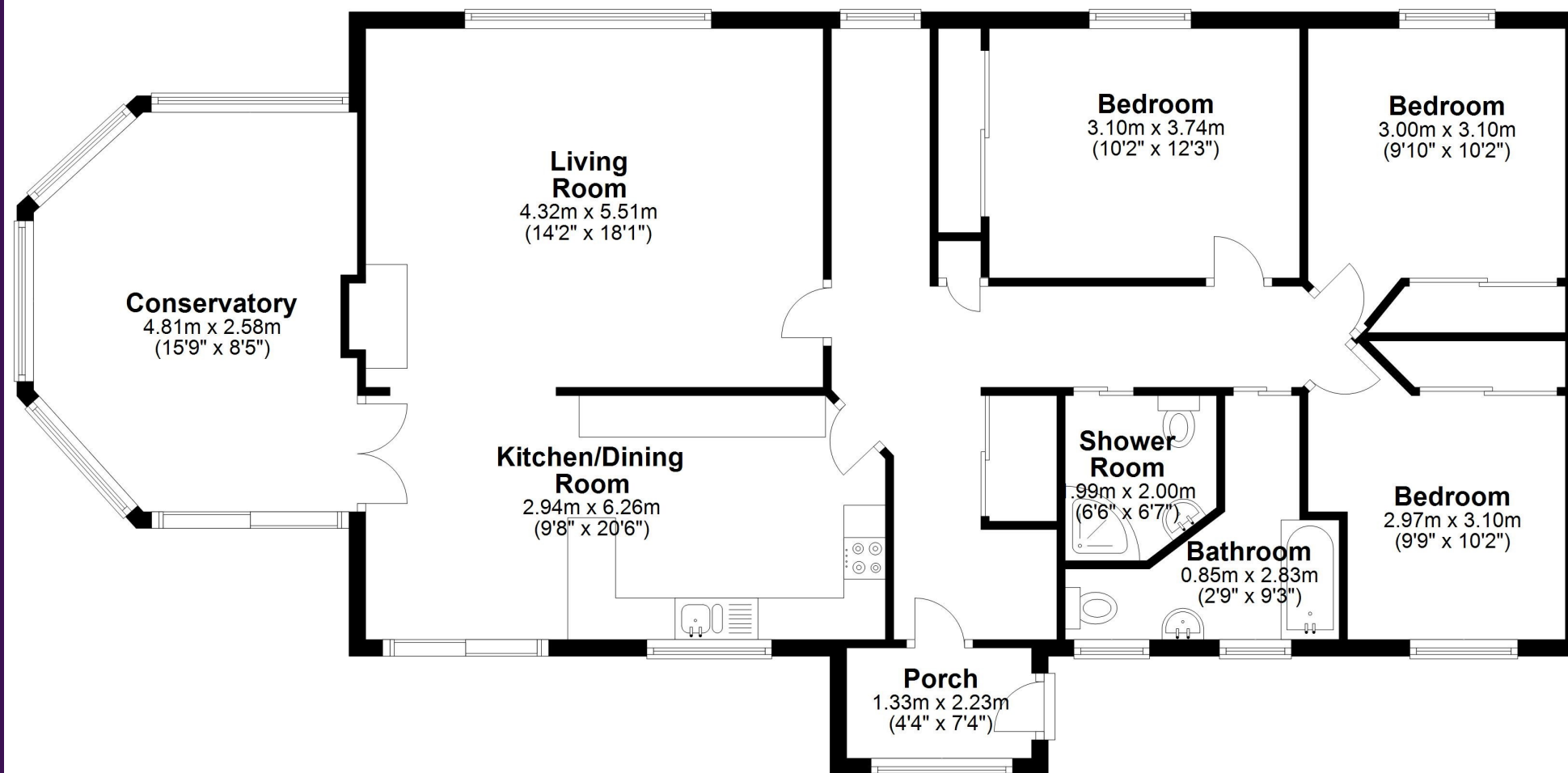
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Ground Floor

Approx. 127.3 sq. metres (1370.3 sq. feet)



Total area: approx. 127.3 sq. metres (1370.3 sq. feet)



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