

LEGAL  
HASTIN & S



## 8 Wester Row

Greenlaw, TD10 6XE





A substantial, charming stone built property which offers an extremely versatile interior layout - perfect as a family home, plus an extensive garden and double garage



This substantial stone built property lies within the heart of the village with great commuter links to Edinburgh and easy access to all neighbouring towns and villages. The property boasts a particularly versatile interior layout; an ideal prospect for those seeking a family home that can adapt to the ever changing demands of modern day life. Currently utilised as four bedrooms but providing the option of six in total if required, the property also offers various solutions for home working, ideal for those that are based from home either full or part time. Externally, the substantial gardens extend to the rear and enjoy great privacy and well as providing a secure family friendly environment. Thoughtfully landscaped to provide areas of interest throughout the year and with the added benefit of a detached double garage to the rear with vehicular access off Edinburgh Road.

### LOCATION

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

### HIGHLIGHTS

- Adaptable family home
- Option of up to six bedrooms
- Large rear garden
- Double garage & parking
- Great commuter links to Edinburgh
- Well-appointed village setting

### ACCOMMODATION SUMMARY

Entrance Hall, Lounge/Family Room, Home Office/Bedroom, Studio/Bedroom, Dining Room, Kitchen, Cloakroom, Master Bedroom with Shower, Three Further Double Bedrooms, Bathroom and Separate WC.

### ACCOMMODATION

The traditional entrance hall ensures a lovely warm welcome with useful WC and storage off as well as an external door at the rear to the gardens. A lovely sociable space, the lounge/family room extends from the front to the rear of the building and boasts a lovely bay window overlooking the gardens. The log burning stove set into the feature fireplace is a lovely feature and ensures a cosy homely feel to the room. For those who like to entertain or host family gatherings, the dining room and adjoining kitchen is a great set-up. The dining room with front window links through to the kitchen which overlooks the rear garden. Also on the ground floor are two very versatile rooms, currently utilised as a dedicated home office and art studio, each room could easily be utilised as additional bedroom space if required. The traditional staircase features an original stained glass window above which is an attractive feature. The main landing to the front is a useable space and would make a lovely reading area. Extending off this landing is the master bedroom and bedroom two; the master is a sizeable double room with dual aspect windows, great built in storage and a contemporary, large walk in shower cubicle to one corner. Bedroom two is a traditionally presented double room, whilst the third and fourth bedroom, again both doubles, are located further along the secondary landing next to the bathroom, complete with sunken Jacuzzi bath and the adjoining cloakroom with WC.

### EXTERNAL

The gardens to the rear are quite surprising; much bigger than you might expect from a village setting. Having been thoughtfully landscaped and designed, the gardens offer different sections which ensure interest all year round including neat lawned areas, garden pond, wildlife areas and well placed seating areas designed to catch the best of the sun.

### ATTIC STORAGE

The attic space is accessed via a hatch off the landing and is a large fully floored area currently providing two storage rooms

### GARAGE & PARKING

A driveway extends off Edinburgh Road to an area of private gated parking. Within this area lies a detached double garage with adjoining car port/store. The parking area links to the garden grounds.

### SERVICES

Mains water, electricity and drainage. Largely double glazed. Oil central heating

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Rating E

### VIEWING

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

### MARKETING POLICY

Offers over £325,000 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](mailto: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.



