



28 Church Hill

Offers Over £150,000

Greenlaw, TD10 6YG



3 bed



1 public



2 bath



A Recently Modernised, Three Bedroom Home, Perfect For First Time Buyers, Growing Families Or Investors Looking For A Move In Ready Home.



28 CHURCH HILL

Nestled just off the heart of the village, Church Hill enjoys a lovely countryside aspect and is a popular residential area for families and retirees alike. 28 Church Hill benefits an end terrace position and a fantastic wrap around garden which could accommodate a sizable extension, with the relevant permission to be sought. The property is an excellent opportunity for those in search of a fully modernised move in ready home where the décor and fittings have all been upgraded. The accommodation hosts a welcoming hallway with a bright lounge set to the front, and a partition wall dividing the neighbouring dining room – which could easily be opened up to create one large public space. An adjoining kitchen provides a good base structure for a fitted kitchen, with an external door directly to the garden. A useful ground floor cloakroom W/C facility opens from the hall, with useful in-built storage also on this level. Upstairs are three comfortable double bedrooms and the family bathroom.

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.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///overheard.glaze.blog](https://www.what3words.com/overheard.glaze.blog)

HIGHLIGHTS

- Large Rear/Side Garden
- Fully Modernised Interior
- Central Location Within The Village
- Close to Local School and Amenities
- Commutable to Edinburgh

ACCOMMODATION SUMMARY

Entrance Hallway, Shower Room, Open Plan Living/Dining Room, Kitchen, Three Bedrooms, Bathroom, Double Glazing, Oil Fired Central Heating

ACCOMMODATION

A glazed porch leads to the entrance hallway, providing access to the lower level of the property. The bright and spacious living room and dining area offer a welcoming space for entertaining family and friends. With windows at both the front and rear, the room is filled with natural light. The recently modernized kitchen is well-equipped with integrated appliances, including a double oven, fridge/freezer, and electric hob, along with plumbing for a washing machine next to the sink. A door provides convenient access to the garden. On the lower level, the WC shower room features a fitted suite with wet wall panels and a shower enclosure.

Moving upstairs, the three bedrooms are well-proportioned, accommodating two double beds and a single bed or home office. The upstairs bathroom has been newly refitted, also with wet wall panels, and includes a shower over the bath. This setup makes the home ideal for growing families, with both a bathroom and a shower room available.

EXTERNAL

Externally, the garden is an excellent addition to the accommodation, relatively level and fully enclosed, with good privacy, a large stretch of lawn and perimeter fence. Additionally a large gate provides the ability for off road parking. The garden itself offers a blank canvas for someone looking to add their own planters, patio. An oil storage tank is also located with the garden.

SERVICES

All Mains services, Oil Fired Central Heating

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

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 or requested by email 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 £150,000 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. 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.