



Linden House, Greenlaw, TD10 6XA



Offers Around £190,000

- Double Fronted Terraced House
- Spacious Living Room
- Utility Room & WC
- Double Glazing & Solid Fuel Heating
- Attractive Red Sandstone
- Kitchen / Diner
- 3 Bedrooms & Bathroom
- Enclosed Private Garden

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Set in the popular village of Greenlaw in the heart of the Scottish Borders, lying on the A697, approximately 38 miles from Edinburgh. Greenlaw is situated in the foothills of the Lammermuir Hills on the Blackadder Water between Duns approx. 7 miles away and the Market Town of Kelso approx. 9 miles away. In the centre of the town sits the impressive old former Town Hall or County Rooms, renovated by the Scottish Historic Buildings Trust. The village has a small range of local amenities such as a general store, chemist, mobile post office and mobile bank, bowling club, butcher and primary school. Secondary schooling is available in nearby Duns along with a larger range of recreational facilities and further amenities. The town also has a Caravan Park and a pub / restaurant. For commuters Edinburgh is approx. 38 miles away with the mainline railway station is some 21 miles away in Berwick-Upon-Tweed.

DESCRIPTION:

Linden House is an attractive double fronted red sandstone house which has been renovated and lovingly maintained by its current owner. The distinctive red sandstone can be seen throughout the village, in particular on the high street. It is evident the property had some stature within the village as it has been finished in a dressed stone and latterly divided into two properties creating Linden House and a smaller house next door. The property has been renovated to a high standard throughout with varnished timber floors in main ground floor rooms. There is a neatly fitted kitchen with block timber worktops, Belfast kitchen sink, UPVC low-maintenance windows in a sash and case style, 4 panel timber doors, a handy fitted utility room and a gardenersâ€™ WC. Viewing is highly recommended to appreciate this family home.

EXTERNALLY:

There is a wonderful, enclosed garden to the rear which has been cleverly split into three areas with a patio garden with planted borders direct from the house, then under the pergola to an area which is mainly laid to lawn with colourful borders. To the rear of the garden there is a gate into the last area which is the vegetable garden with greenhouse and a garden shed. The garden is a tranquil area with its own separate areas, and it is evident that it has been lovingly tended.

SERVICES:

Mains Electricity, Drainage and Water

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has



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FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- VESTIBULE (1.03M X 0.98M)
- LIVING ROOM (5.04M X 3.84M)
- UTILITY ROOM (3.45M X 1.42M)
- LANDING (3.38M X 1.34M) at widest
- BEDROOM 3 (3.95M X 2.11M)
- BATHROOM (2.71M X 1.87M) at widest
- HALLWAY (2.02M X 1.04M)
- KITCHEN /DINER (5.13M X 3.60M) at widest
- WC (1.42M X 0.73M)
- BEDROOM 1 (3.73M X 2.92M)
- BEDROOM 2 (3.73M X 2.48M)

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