



Castle Loan Toll House is a quite unique and very deceptive property, which dates back originally to the 1830' and was extended during the 1970's. The house has recently been subject to considerable improvements, which have resulted in it now achieving an 'A' EPC rating (previously F), extremely rarely found, particularly in a property of this age and type. Other improvements include a bespoke kitchen, a stylish shower room and exposure of some of the fabulous stone work. The style and décor are all sympathetic to the period, whilst the quirky layout gives versatility, with one double bedroom located downstairs and the attic rooms reached by a beautiful spiral staircase from the dining room. For those seeking the 'good life' and are looking for something far from run of the mill, this will tick the boxes and should be seen.

The house sits upon substantial garden grounds (extending to approx. 0.86 acre) just off the A697, around a mile outside the small Borders town of Greenlaw, and is surrounded by beautiful open countryside. Edinburgh is readily commutable from here and many other market towns in the popular county of Berwickshire are within easy reach, such as Duns for example.

Internally, the property consists of; double bedroom, sunken sitting room, dining/family room, kitchen, shower room, spiral staircase to the converted attic currently adopted as an open plan bedroom/office but could readily be separated to form a third bedroom.

Externally, the property benefits from enclosed garden grounds to to the rear, which take in an abundance of off road parking space in addition to the detached garage. To one side there is a shed with a sitting/dining area and barbeque close by and a summerhouse, plus a sauna has been formed within a further small shed behind the garage. There are also two useful cellars, one of which houses the heating controls and hot water cylinder.

Duns 9 miles Lauder 14 miles Edinburgh 40 miles Earlston 12 miles Kelso 9.5 miles
(all distances are approximate)

Location:

The attractive town of Greenlaw is central to the market towns of Berwickshire, including Lauder, Duns, Earlston and Coldstream. Neighbouring towns and villages include Gordon, five miles to the West and Duns approximately seven and a half miles to the East.

Local amenities include village shops, a butcher, a pub, a bowling club, tennis courts, and a doctors surgery. There is also a football team and a summer festival in the town, along with a primary school with secondary schooling at Berwickshire High School at Duns.

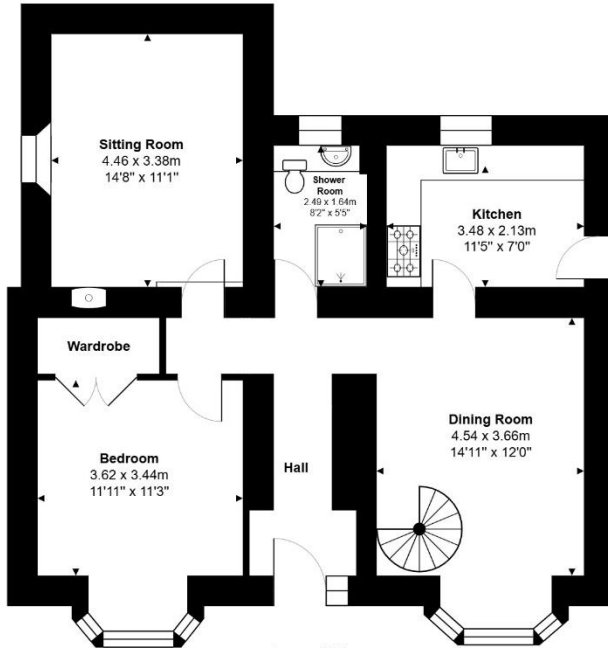
Additionally, Berwickshire also has many historical buildings and attractions which include Hume Castle, Manderston House, Duns Castle and the Jim Clark Museum. Further afield you can visit Paxton House, Abbotsford, the former home of Sir Walter Scott, plus a number of Abbeys in Melrose, Kelso and Dryburgh along with small distilleries and micro-breweries. There are a variety of outdoor pursuits in the area that include fishing, a variety of field sports, horse riding, cycling, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way, which is in easy reach.

Greenlaw sits in a highly accessible area as one of only a few towns straddling the A697 which is the main route across Berwickshire to Berwick-upon-Tweed and is linked to the A68, which offers a congestion free route to the Edinburgh Bypass, or South to Northumberland. The Borders Railway, which runs from Tweedbank to Edinburgh is eighteen miles away, with the mainline railway station at Berwick-upon-Tweed twenty one miles away. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are forty-five miles and sixty seven miles away respectively

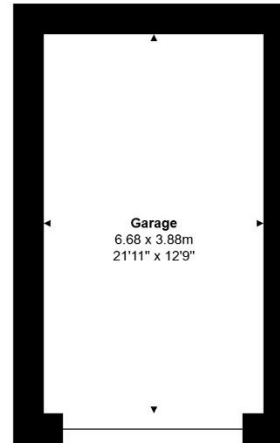


Castle Loan Toll House Greenlaw TD10 6UH

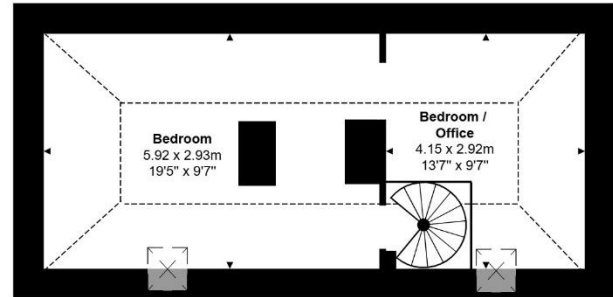
Approximate Gross Internal Floor Area: 108.2 m² ... 1165 ft² (excluding Garage & areas of restricted height)



Ground Floor
Approximate Area: 82.3 m² ... 886 ft²



Garage
Approximate Area: 25.9 m² ... 279 ft²



1st Floor
Approximate Area: 28.1 m² ... 302 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions:

For those with satellite navigation the postcode for the property is: TD10 6UH however it should be noted that using this will in fact take you past the house. Travelling on the A697 from Edinburgh, drive through the village keeping right at the bridge then follow the road along and you will come to the house, which sits on the left hand side. What3words is ///lilac.pickles.tangent

FURTHER INFORMATION:

Fixtures and Fittings:

It should be noted that the majority of the furniture can be made available by separate negotiation if required.

Services:

Mains electricity. Private drainage to septic tank. Mains water. Air source heat pump heating. Solar panels.

Outgoings:

Scottish Borders Council Tax Band Category: C

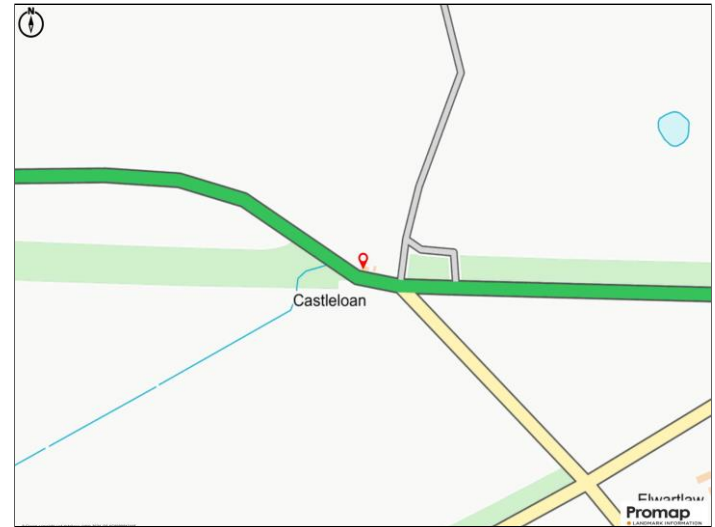
EPC Rating:

Current EPC: A101

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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