



46 Ashloaning

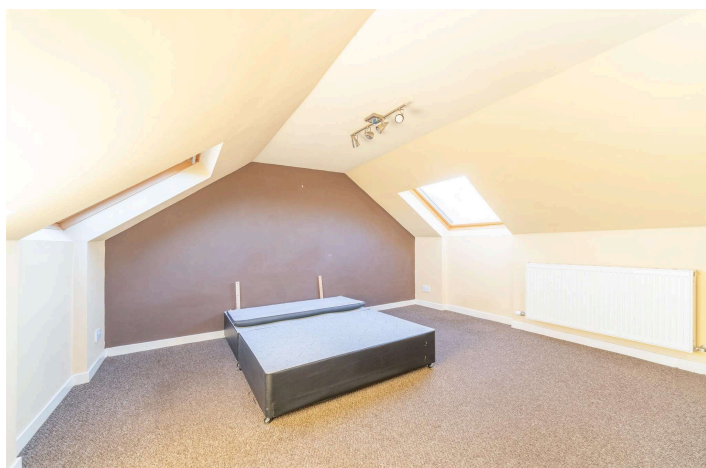
Offers Over £195,000

Denholm, TD9 8NW



Spacious And Versatile Four Bedroom Semi-detached Family Home, Quietly Positioned Within A Sought After Cul-de-sac In Popular Village Of Denholm.





## 46 ASHLOANING

Quietly positioned within a highly sought after cul-de-sac in the charming village of Denholm, this impressive property offers generous room proportions throughout and provides flexible, versatile accommodation, perfectly suited to the ever-changing demands of modern family life. The accommodation is thoughtfully arranged over two level. The ground floor comprises a welcoming entrance hallway, a comfortable living room, well appointed kitchen, dining area, family bathroom and two well proportioned bedrooms, offering excellent flexibility for family living, guest accommodation or home working. To the upper floor, a bright gallery landing leads to a further family bathroom and two spacious double bedrooms. Externally, an enclosed low maintenance garden sits to the rear, ideal for families and entertaining. Ample parking is available to the side of the property, while a low maintenance gravelled garden enhances the frontage.

## LOCATION

Denholm is a particularly charming and popular Borders village; centred around the traditional green with independent shops, cafés and restaurants, the area is popular with families and retirees alike, and a favourite for those looking for a country aspect while remaining well connected. The village itself has a well-regarded primary school, with swift links both north and south. The village is renowned for its idyllic beauty, encircled by open countryside and the excellent 18 hole parkland golf course at Minto.

## HIGHLIGHTS

- Converted four-bedroom family home
- Popular and peaceful cul-de-sac
- Generous room sizes throughout
- Flexible and versatile accommodation

## ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Living Room, Kitchen, Dining Room with staircase to first floor, Two Bedrooms, Bathroom, Landing, Two Further Bedrooms, Bathroom.

## SERVICES

Mains water, electricity, oil fired central heating.



## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. 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 register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## PRICE & MARKETING POLICY

Offers over £195,000 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.