

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Mill Wynd Greenlaw

Duns, TD10 6UA

Guide Price £90,000



Located in a central position, close to a range of local amenities, this two-bedroom mid-terraced property presents a fantastic opportunity. The property requires refurbishment throughout, making it a perfect project for first-time buyers, investors, or those seeking to renovate a home with great potential. The accommodation comprises an entrance vestibule, lounge, kitchen, porch, bathroom and two bedrooms. A particular feature is the large rear garden, providing plenty of outdoor space with room for improvement. To the front of the property, there is on-street parking, offering convenient access. Viewing is highly recommended to fully appreciate the potential this home offers.



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Ground Floor:
Entrance Vestibule
Hall
Lounge
Kitchen
Porch
Bathroom

First Floor:
Landing
Two Bedrooms

Gas Central Heating
Double Glazing

Large Rear Garden
On-Street Parking



Location

Greenlaw is a large rural village located on the A697, approximately 38 miles from Edinburgh and within easy reach of larger Border towns such as Duns, Kelso, Galashiels and Berwick-upon-Tweed. Edinburgh is just a 40-minute drive away and Berwick-upon-Tweed railway station offers access to the East Coast Mainline, while the Waverley Line to Edinburgh is just 18 miles away at Tweedbank. The village boasts a good range of local amenities, including a doctor's surgery, village store, pub with a restaurant, bowling green and caravan park. Primary schooling is available within the village and a bus service connects residents to the modern secondary school in Duns.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, gas and electricity.
Double Glazing. LPG Heating.

EPC

F

Council Tax Band

B

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



**Interested in this property?
Call 01573 400399**

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



7 Mill Wynd, Greenlaw, Duns, TD10 6UA

Approximate Gross Internal Area = 81.32 sq m / 875 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255637)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.