

Particularly attractive adaptable family home

Situated in a sought after residential location



3 The Avenue

Greenlaw, Duns, Borders, TD10 6XB



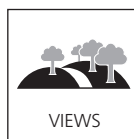
Scan Here!



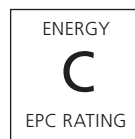
4 BED



2 BATH



VIEWS



ENERGY

C

EPC RATING



The former county town of
Greenlaw
Duns - Scottish Borders

..... • *The Area* •

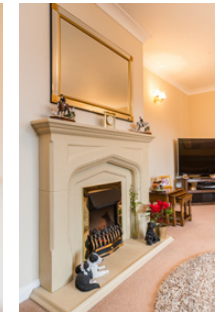
Greenlaw was the county town of Berwickshire from 1698 to 1904 and the most outstanding building in Greenlaw, the old Town Hall or County Rooms, reflects that former important status. Greenlaw benefits from primary education and has your daily needed facilities including doctors, chemist, banking building society, Butchers, grocery, two hotels and a popular town hall. Duns only a short 7 miles from Greenlaw is a town steeped in history when Hugo De Duns signed as a witness to the Charter before 1214. Duns appears throughout the history of the Borders and is sited on the slopes of Duns Law, and close to the original to the Duns Castle which was built in 1320, by the Earl of Moray who was nephew of Robert the Bruce.

Duns town has a wide variety of good educational and recreational facilities including primary and secondary schools (Berwickshire High), swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and delightful walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian mansion at Manderston.

Edinburgh is 35 miles away along the A68 with the bypass and park and ride facility at about 30 miles. To the East is the A1 and the main East coast rail line at Berwick upon Tweed and is some 15 miles distant. The journey to Edinburgh by car will take approximately 50 minutes from Greenlaw.



DUNS TOWN CENTRE | KELSO ABBEY | VIEWS TO HUME CASTLE FROM KELSO





"...fully fitted kitchen with integrated kitchen appliances..."



3 The Avenue

• Property Description •

we are delighted to bring to the market this adaptable family detached home situated within a picturesque Borders town. The property briefly comprises entrance hall, bright and airy lounge to the front aspect featuring a box bay window, fully fitted kitchen with integrated kitchen appliances and a open plan dining area providing with a useful utility room which provides access to the rear garden, dining room/bedroom five, master bedroom and a three piece en-suite shower room and three further double bedrooms of which two benefit from built in storage units.

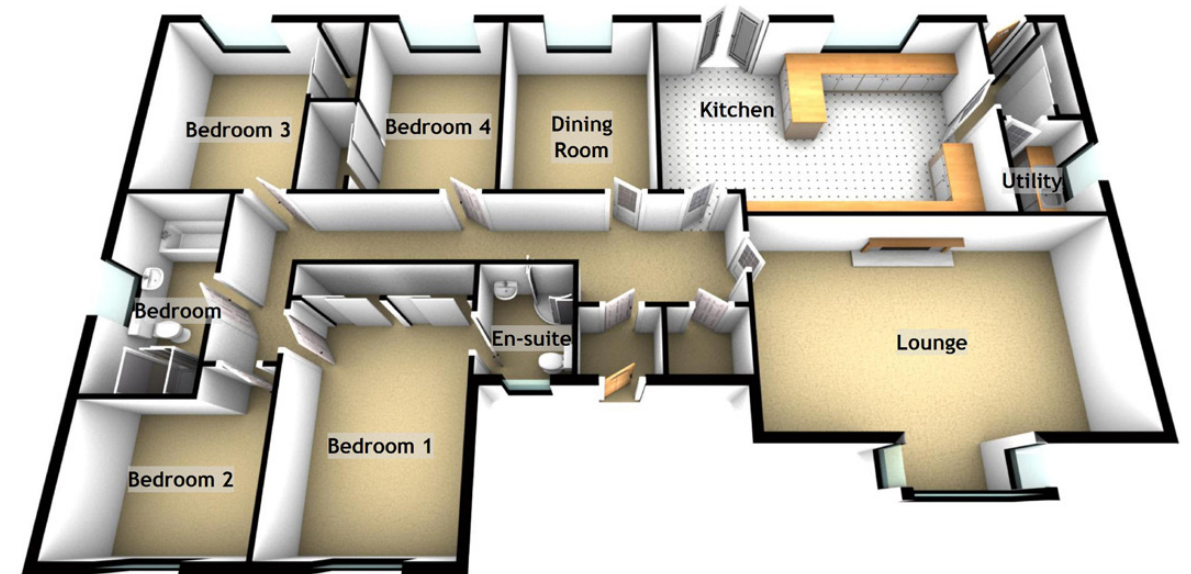
Externally the property has private front, side and rear

garden grounds. The front of the property is mainly mono-blocked and can comfortably fit four cars, to the side of the property there is a large detached garage for secure off-street parking and extra storage space and finally the rear garden is fully enclosed and well maintained by its current owners with a lovely summer house towards the back of the garden.

The property further benefits from oil central heating and double glazed window units throughout to ensure a cosy yet cost effective living environment.



Bedrooms & Bathrooms



APPROXIMATE DIMENSIONS

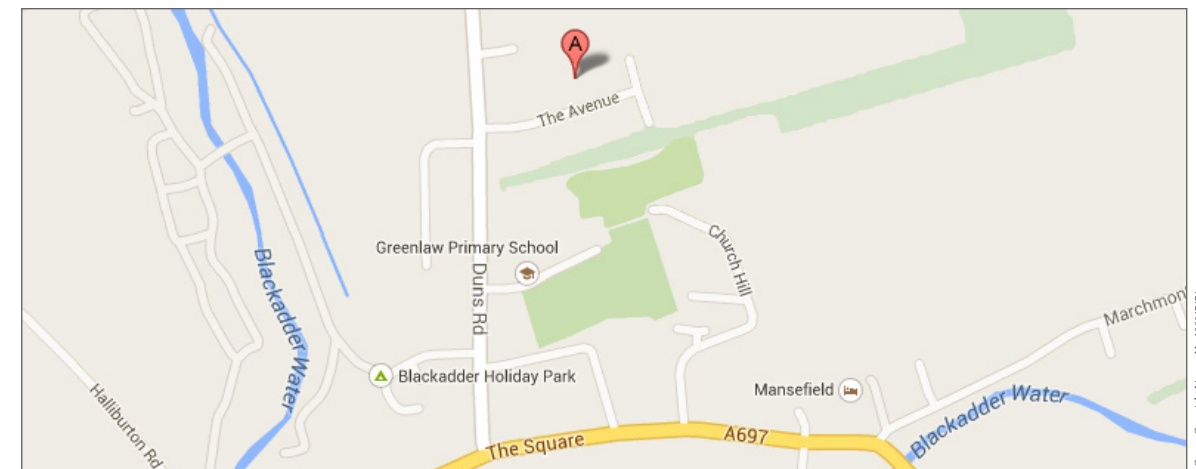
(Taken from the widest point)

Lounge	6.69m (21'11") x 3.98m (13'1")
Kitchen	6.61m (21'8") x 4.31m (14'2")
Utility	1.97m (6'6") x 1.53m (5')
Dining Room	3.87m (12'8") x 2.97m (9'9")
Bedroom	3.23m (10'7") x 1.93m (6'4")
Bedroom 1	4.36m (14'4") x 3.22m (10'7")
En-suite	2.03m (6'8") x 1.69m (5'7")
Bedroom 2	3.29m (10'10") x 2.58m (8'6")
Bedroom 3	3.85m (12'7") x 3.06m (10')
Bedroom 4	3.85m (12'7") x 2.77m (9'1")

EXTRAS

(Included in the sale)

Floor coverings, blinds, light fittings and integrated kitchen appliances.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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