



## 5 Queens Row, Greenlaw, Duns, Scottish Borders, TD10 6XL

Well-Presented, Two-Bedroom, Mid-Terrace Home with Private Gardens

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# Property Description

Well-presented, two-bedroom, mid-terrace home, with private gardens and pleasant views. Located in the picturesque ancient country town of Greenlaw, Scottish Borders.

Comprises an entrance hall, living room, kitchen, two double bedrooms, and a family bathroom.

Highlights include a fitted kitchen with appliances, a stylish modern bathroom, contemporary flooring, and good storage including a loft space.

The property also boasts new (approx. 12 months) double glazing, electrics, and air source heat pump central heating.

Externally, there is a lawn to the front, whilst a low-maintenance patio garden to the rear includes a store shed.

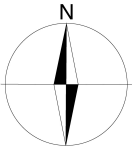
A welcoming entrance affords access to the stairs leading to the upper hall, and opens into a front-facing living room, enjoying a southerly aspect allowing plentiful natural light, whilst features include tasteful decor, wood effect flooring, a wall-mount TV point and a built-in storage cupboard. Set off the living room, a stylish kitchen offers access to the rear garden and ample space for dining; and includes a Belfast sink, a range cooker, a fridge/freezer and a washing machine.

On the upper floor, bedroom one is set to the front, offering a generous room size, with wood effect flooring, spotlighting, bedside pendant light fittings, and a built-in wardrobe; whilst bedroom two is set to the rear, also with wood effect flooring and built-in wardrobe storage. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.

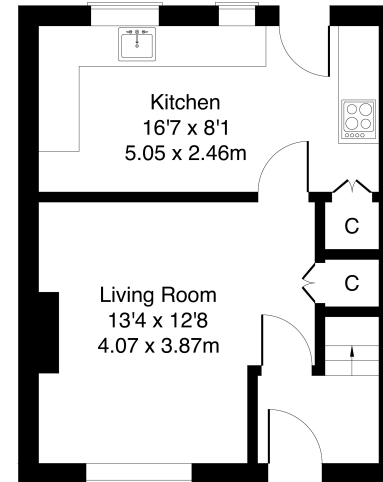


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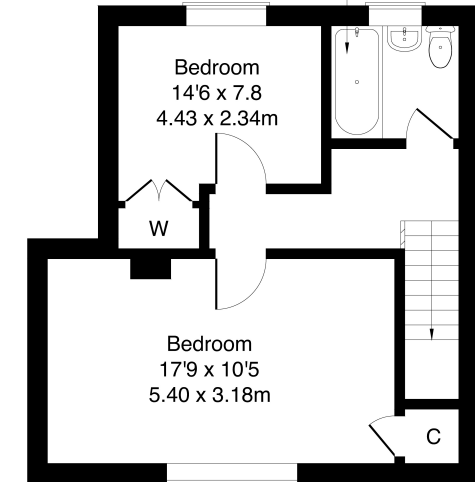
Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Bathroom  
6'2 x 5'6  
1.89 x 1.67m



Ground Floor



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Greenlaw, some 39 miles south-east of Edinburgh, is a charming 17th Century village amidst beautiful countryside, in the foothills of the Lammermuir Hills, in the Scottish Borders. With its ancient Kirk, Mercat Cross and Town Hall, and a population of under 1000, it offers a tranquil setting, whilst within commuting distance of the capital, and other larger Borders towns including, Galashiels, Melrose and

Berwick Upon Tweed. Duns, around 7 miles distant represents the nearest main shopping area, although Greenlaw has a range of local shops and services, and its own primary school, feeding the secondary school in Duns. The village has an abundance of walks and trails on its doorstep for the outdoors enthusiast, and there are numerous golf courses in the area too.









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