

**Kelso**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 13 Mill Wynd

Greenlaw, T10 6UA

**OIRO £155,000**



\*\*\*DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION\*\*\* Full planning permission in place for this unique building located in the lovely village of Greenlaw. Many of the original features have been retained including the distinctive stone work and the original arch access. Planning permission is in place for a eco-friendly family home with ancillary accommodation and a generous workshop/studio space. Once a popular village hall the property has been sympathetically prepared for immediate development. A courtyard garden can be accessed off the main living areas giving the feel of outdoor/indoor living. There is also car parking for up to 6 cars. 13 Mill Wynd is located at the end of a no-through lane looking over beautiful views and grazing land.

The main property will provide a spacious entrance hall, lounge, open plan kitchen and dining room area, utility, cloakroom, family bathroom, 2 double bedrooms and a large master suite with en suit and dressing room with stunning views.

The Ancillary accommodation will provide a further kitchen, open living and dining area, bathroom, bedroom and a generous, flexible workshop/studio space which has the potential to be an office space and gym. The Ancillary accommodation can be accessed from the Main House or independently from the Courtyard and has its own secluded garden space to the rear.



# 13 Mill Wynd

Greenlaw, T10 6UA

OIRO £155,000

Main House  
 Kitchen  
 Utility Room  
 Dining  
 Living room  
 3 bedrooms including:  
 Master-suite with en-suite and dressing room  
 2 double bedrooms  
 Family bathroom  
 Access to courtyard, ancillary accommodation and rear garden

Ancillary accommodation  
 Livingroom  
 Kitchen  
 Bathroom  
 Bedroom  
 Generous workshop/studio/office/gym space  
 Access to courtyard and rear garden  
 Private off street parking for up to 6 cars



### Full Description

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### Location

Greenlaw is an attractive and well-serviced village located approximately 6 miles south of Duns in the Scottish Borders. Only 40 miles south east of Edinburgh which is easily accessible on the A68 and on the A698 which joins the A1 north of Newcastle via Coldstream. Greenlaw enjoys a peaceful and rural position yet has excellent access to main roads and rail links, the main rail link being Berwick-upon-Tweed. Local schooling is excellent for families with Greenlaw Primary School, Gordon Primary School and the new £20m Berwickshire High School close by.

### Additional Information

The architectural plans have been designed around all existing utilities and drainage points.

The Development Contribution to SBC has been paid in full. All demolition has been completed with all of the necessary permissions.

All necessary surveys have been undertaken including the bat survey.

Full planning permission has been granted by SBC.

Immediate entry with immediate development opportunity.

Although current planning is for one family home with ancillary accommodation, there is potential for two properties with the correct amendments to the planning application.

### Fixtures and Fittings

N/A – sold as seen

### Services

Mains water, electricity and drainage.

### Viewings

By appointment through the Selling Agents

### Council Tax Band

Waiting for Scottish Borders Council

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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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.