



## Bleachfield

Greenlaw, TD10 6XA



2 bed



1 public



1 bath



A Private And Peaceful Detached Stone Built Cottage With Surrounding Gardens And Private Parking, Hidden Away In The Heart Of The Village

Lounge, Dining Kitchen, Shower Room And Two Double Bedrooms. Double Glazing. Multi Fuel Stove & Electric Heaters





Tucked away into a highly private position, Bleachfield is a real gem and a great find within the heart of this traditional Berwickshire village. The attractive stone cottage is detached and surrounded by its own cottage style gardens - a perfect prospect for those seeking peace and quiet whilst still within a short stroll of all village amenities. The internal proportions are pleasant, well suited to a couple or small family; that said there is ample space surrounding the property to allow for future extension if desired - subject to consents, indeed permission has been granted in the past for an extension to the rear of the building. Greenlaw is a well-connected village with easy access to all other local towns and within around a 45 minute drive to Edinburgh - ideal for those who want to escape the hustle and bustle of the city whilst still retaining good links

## LOCATION & DIRECTIONS

Greenlaw, formerly the County Town of Berwickshire, is a mid-sized Border town with distinctive red sandstone buildings. Facilities include village stores, bowling club, butcher, doctor's surgery, pharmacy and primary school. Secondary schooling is available 10 minutes away at Duns and the market town of Kelso is some nine miles to the south. Easily commutable lying 40 miles from Edinburgh and 20 miles from the main east coast rail connection at Berwick-upon-Tweed. Bleachfield is tucked away behind West High Street, Adjacent to the bowling club. What3words - ///decreased.seaside.yummy

## HIGHLIGHTS

- Private, hidden away position
- Detached with surrounding gardens
- Family Dining kitchen and large lounge
- Two bright double bedrooms
- Scope for extension
- Village setting
- Commutable to Edinburgh

## ACCOMMODATION

The living spaces lie either side of a small entrance hall; the lounge is a sizeable room with dual aspect windows, a private garden aspect and feature fireplace with multi fuel stove. The family dining kitchen, also with a dual aspect is fitted with a traditional range of units and provides space for dining in front of the large window overlooking the gardens. A small rear hall provides good storage, has an external door and gives access to the shower room. Both bedrooms occupy the first floor, each with large front facing dormer windows which ensure good light and a pleasant open aspect.

## EXTERNAL

To the side of the property is a gated private drive with space for three vehicles. The cottage style gardens extend around the cottage with great levels of privacy and sun for much of the day. There is ample scope for a gardening enthusiast to further landscape or for those looking to create a family friendly garden.

## SERVICES

Mains water, electricity and drainage Double glazing (recently installed) and solid fuel heating.

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating E

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. 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 request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## 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.