



Craigneuk, East High Street

Greenlaw TD10 6YF



3 bed



2 public



1 bath



A Particularly Attractive Stone Built Cottage
With Large Rear Garden, Scope For Extension
And Exciting Opportunities For Upgrading

Entrance Vestibule, Hall, Lounge, Family
Dining Kitchen, Rear Porch With Gardeners
WC Off, Three Bedrooms And Bathroom



Nestled in the heart of a quintessential Berwickshire Village, lies Craigneuk; a charming double-fronted stone cottage exuding timeless appeal. Beyond its unassuming facade, this cottage unveils a delightful surprise in the form of a splendid rear garden. Not only does it provide ample space for family enjoyment, but it also presents exciting possibilities for expanding the accommodation if desired. With well-proportioned interiors, the layout is thoughtfully designed, featuring two generous living areas on the ground floor, including a welcoming kitchen/dining/family room; a hub for social gatherings. Accompanying this are three bedrooms, offering comfortable living quarters. While the property would benefit from modernization, those with a vision for enhancement will find Craigneuk to be a canvas for creating their dream home.

LOCATION

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 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.

HIGHLIGHTS

- Attractive stone frontage
- Opportunities to upgrade & modernise
- Scope for future extension
- Large rear garden
- Large family dining kitchen
- Village setting
- Commutable to Edinburgh

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Family Dining Kitchen, Rear Porch with Gardeners WC off, Three Bedrooms and Bathroom

ACCOMMODATION

Upon entry, the vestibule greets you with its charming original Victorian tiled flooring, setting the tone for the character-filled interiors. Beyond lies a small hallway, with stairs that ascend to the landing. Either side, the living areas unfold, with the lounge boasting pleasing proportions and showcasing an original Victorian fireplace; an elegant focal point. However, it's the family dining kitchen that serves as the bustling heart of the home, accommodating both dining and casual lounging with ease with the potential to create a cozy and inviting atmosphere for gatherings.

Connecting seamlessly to the outdoors, a rear porch extends off, providing access to the garden and a convenient gardener's WC. Ascending the turned staircase, a skylight graces the landing, with plenty of natural light. Bedrooms two and three unfold as generously sized double rooms, spanning the full depth of the cottage. Meanwhile, bedroom three, a bright single room situated at the front, lies opposite the family bathroom, which currently features a three-piece suite.

EXTERNAL

With ample privacy and strategically positioned to bask in sunlight for extended periods, the rear garden is a sizable space, boasting convenient rear access. Directly behind the cottage, a paved and generously sized gravel section awaits with stone steps leading to the central area. Mainly laid to lawn, the garden hosts a substantial summerhouse nestled on a raised decked terrace. Enclosed in its entirety and offering an ideal setting for a welcoming and family-friendly environment. Moreover, it provides abundant space for avid gardeners to indulge their passion.

SERVICES

Mains water, electricity and drainage. Electric heating.

ADDITIONAL INFORMATION

The property does require some upgrading works and will be sold as seen. No guarantee can be given to the functionality of the electric heating system

COUNCIL TAX

Band B

ENERGY EFFICIENCY

D

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 or requested by email 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.

MARKETING POLICY

Offers over £125,000 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. 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.