



6 The Avenue, Greenlaw, TD10 6XB



- Spacious Detached Family House
- 4 Double Bedrooms with Wardrobes
- Family Bathroom, En-suite & WC
- Immaculately Presented Throughout
- Neat Garden & Summer House
- 4 Flexible Living Reception Rooms
- Breakfasting Kitchen & Utility Room
- Spacious Hallway & Landing
- Double Garage & Ample Parking
- Quiet Cul-de-sac Location



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LOCATION:

Nestled in the heart of the stunning Scottish Borders countryside, the charming village of Greenlaw offers a peaceful rural lifestyle with a strong sense of community. Once the historic county town of Berwickshire, Greenlaw boasts a rich heritage, with attractive period buildings and the striking former courthouse at its centre. Surrounded by rolling hills and picturesque farmland, the village is ideally located between Duns and Kelso, with Edinburgh around 38 miles. With a local primary school, shop, and pub, Greenlaw provides all the essentials while retaining its tranquil, unspoiled character, perfect for those seeking a slower pace of life in a beautiful setting.

DESCRIPTION:

An exceptional four / five bedroom detached family house, 6 The Avenue is a beautifully presented and extremely spacious detached family home, thoughtfully designed to offer both comfort and flexibility. Set over two floors, the property features four well-proportioned double bedrooms and a choice of four generous reception rooms, including a bright lounge, formal dining room / bedroom 5, cosy family room, and a dedicated study, perfect for modern family living or working from home. At the heart of the home is a spacious dining kitchen, ideal for entertaining, complimented by a separate utility room for added convenience. The layout has been carefully considered to allow for versatile use of space, adapting effortlessly to changing family needs. Every room is finished to a high standard, with fresh neutral decor that allows for immediate move-in. The home is bathed in natural light and flows seamlessly from room to room, creating a welcoming and airy atmosphere. This is a truly outstanding home, combining space, style, and a peaceful location—perfect for family life.

EXTERNALLY:

Outside, the property continues to impress with a generous driveway leading to the double detached garage with electric roller door, well-maintained garden to three sides offering ample space for children to play or for outdoor dining and relaxation. The summer house is ideally situated leading out onto a patio area ideal for entertaining.

SERVICES:

Mains Electricity, Water & Drainage. Sunk LPG tank serving heating.



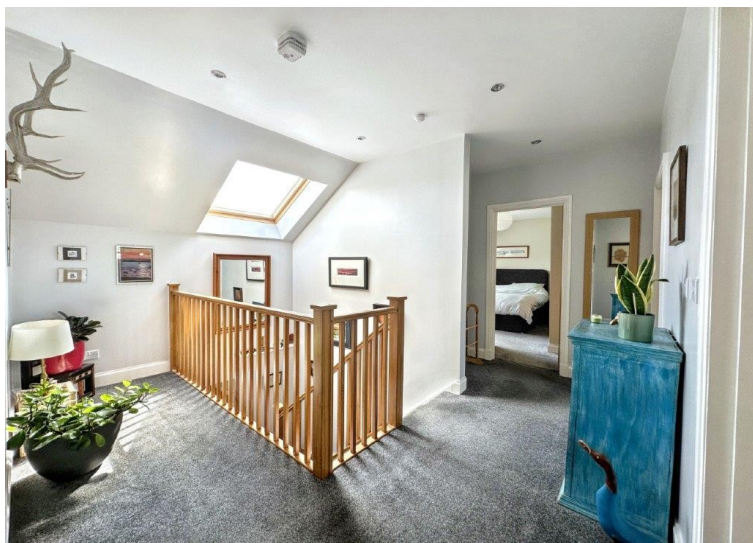
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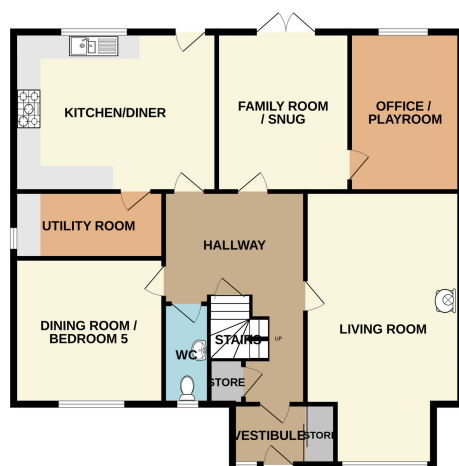
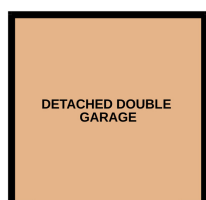


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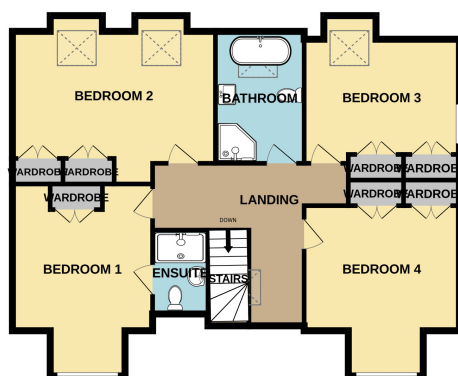
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FLOOR PLAN:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- VESTIBULE (1.89M X 1.43M)
- LIVING ROOM (7.05M X 4.00M) into bay
- OFFICE / BEDROOM (4.11M X 2.85M)
- UTILITY ROOM (3.87M X 1.60M)
- WC (2.35M X 1.18M)
- BEDROOM 1 (4.85M X 3.94M) at widest and wardrobes
- BEDROOM 2 (5.18M X 4.85M) at widest
- BEDROOM 3 (4.10M X 3.21M)
- DETACHED DOUBLE GARAGE (4.99M X 4.90M)
- HALL (5.49M X 3.57M) at widest
- SNUG / FAMILY ROOM (4.11M X 3.44M)
- DINING KITCHEN (5.24M X 4.12M)
- DINING ROOM / BEDROOM 5 (3.87M X 3.76M)
- LANDING (4.59M X 4.05M) at widest
- EN-SUITE SHOWER (2.09M X 1.30M)
- BATHROOM (3.40M X 2.29M)
- BEDROOM 4 (3.68M X 4.23M) into bay

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest
may be advised of any closing date fixed for offers. These particulars are for guidance only. All
measurements were taken by a laser tape measure and may be subject to small discrepancies.
Although a high level of care has been taken to ensure these details are correct, no guarantees
are given to the accuracy of the above information. While the information is believed to be
correct and accurate any potential purchaser must review the details themselves to ensure
they are satisfied with our findings.



Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review
your property and provide you with an accurate price.
You can find more information on our website.