



42 Wester Row, Greenlaw, TD10 6XE



- Ground Floor Flat
- Living Room & Kitchen
- Electric Heating
- Ideal First Home or Investment

- 2 Bedrooms & Shower Room
- Double Glazed Door & Windows
- Private Garden to Rear
- Edge of Town Location



Interested In  
viewing this property?

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### LOCATION:

Greenlaw is a popular and picturesque village in the heart of the Scottish Borders, set along the A697 and approximately 38 miles from Edinburgh. Nestled in the foothills of the Lammermuir Hills and lying on the banks of the Blackadder Water, Greenlaw enjoys a tranquil rural setting while remaining well connected. The nearby towns of Duns (around 7 miles) and the historic Market Town of Kelso (around 9 miles) offer an extended range of shops, services, and leisure amenities. At the centre of the village stands the impressive former Town Hall / County Rooms, beautifully restored by the Scottish Historic Buildings Trust and now an architectural focal point. Greenlaw itself offers a good selection of everyday amenities including a general store, chemist, mobile post office and banking facilities, a butcher, bowling club, primary school and a friendly local pub/restaurant. A caravan park also sits on the edge of the village, reflecting Greenlaw's appeal as a welcoming rural destination. Secondary education and a broader range of recreational facilities are easily accessed in nearby Duns. For commuters, Edinburgh is within comfortable reach, and the mainline railway station at Berwick-upon-Tweed, approximately 21 miles away, provides fast rail connections to Edinburgh, Newcastle, and London.

### DESCRIPTION:

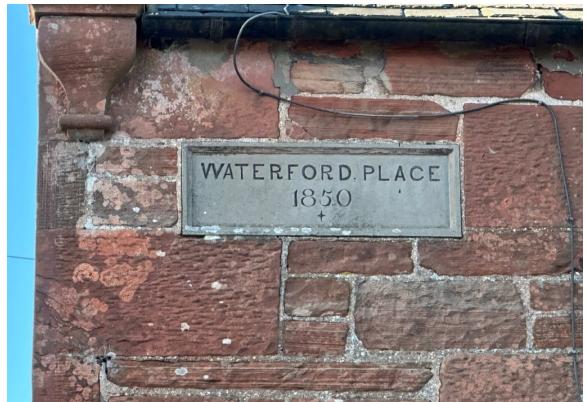
This two-bedroom ground floor flat is set within an attractive period building constructed in the distinctive red sandstone synonymous with Greenlaw. An engraved stone reading 'Waterford Place' dates the property to 1850, adding a notable sense of history and character. The flat offers flexible accommodation, currently arranged with two bedrooms but easily adaptable to suit individual needs, whether as a comfortable one-bedroom home with a separate dining room, a study, or an additional living space. The property features a neatly fitted kitchen and shower room and benefits from double glazing and electric heating. Well suited to a range of buyers, this property would make an ideal first home, downsizing option or a sound rental investment, positioned in a desirable and well-connected Borders village.

### EXTERNALLY:

The flat is accessed directly from the pavement on Wester Row and comprises a block of four properties. There is pedestrian access on one side and vehicular access on the other, leading to the rear gardens. The property benefits from a private garden area, predominantly laid to lawn.

### SERVICES:

Mains Electricity, Water & Drainage.

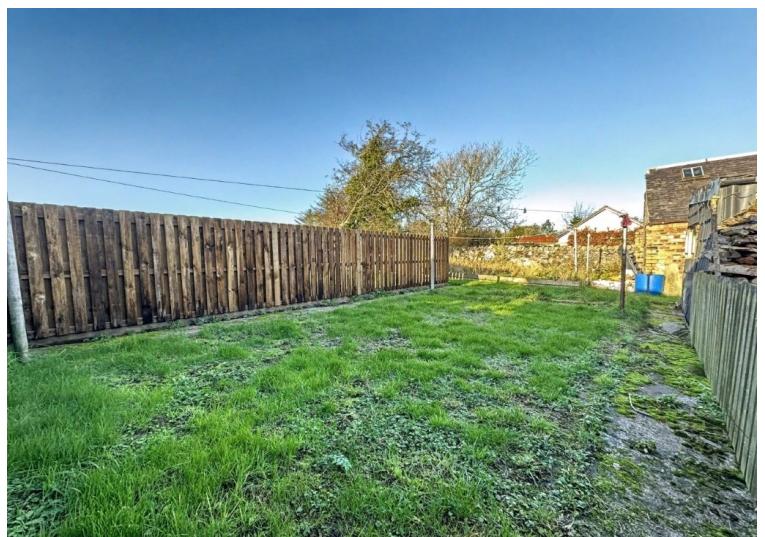


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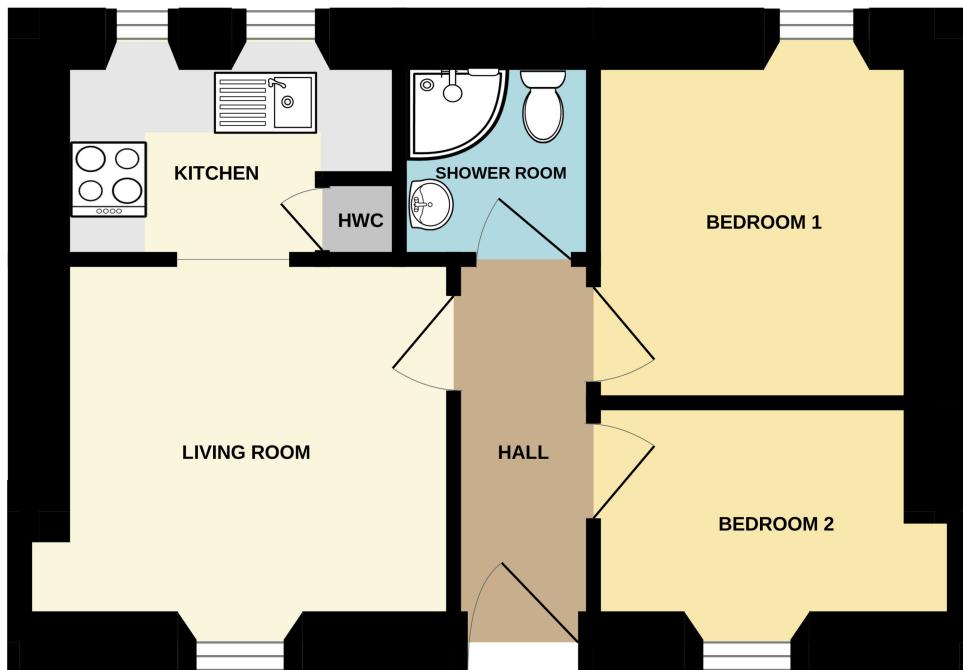
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FLOOR PLAN:

### GROUND FLOOR FLAT



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:

- HALL (3.51M X 1.08M)
- KITCHEN (2.90M X 1.77M)
- BEDROOM 1 (2.96M X 2.73M)
- LIVING ROOM (3.34M X 3.08M)
- SHOWER ROOM (1.78M X 1.56M)
- BEDROOM 2 (2.96M X 2.16M)

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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  
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they are satisfied with our findings.

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