Bonn-a-Ghlinne, Greenlaw, TD10 6XN



- Detached Bungalow
- Kitchen & Dining Room
- Modern Bathroom
- Private Surrounding Gardens
- Detached Single Garage
- 3 Bedrooms with Wardrobes
- Bright Spacious Living Room
- Sunroom / Entrance / Office
- Driveway Parking
- Central Village Location

3 | 1 | 1 | EPC D | D

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

Bonn-a-Ghlinne, Greenlaw, TD10 6XN









LOCATION:

Set within the charming former county town of Greenlaw, Bonn-a-Ghlinne - which is Gaelic for "foot of the glen" - is a distinctive home enjoying a wonderfully peaceful setting amidst the rolling Berwickshire countryside. Nestled within a quiet and established residential position, the property perfectly captures the tranquil character of the Borders, with the gentle surrounding landscape echoing the inspiration behind its name. Greenlaw itself lies beneath the historic Green Law hill, amid the scenic foothills of the Lammermuirs and close to the banks of the Blackadder Water. Rich in history and community spirit, Greenlaw offers an attractive blend of period architecture, picturesque countryside walks and local amenities including shops and a pub whilst remaining conveniently placed for access to Duns, Kelso, Berwick-upon-Tweed and Edinburgh.

DESCRIPTION:

A beautifully presented bungalow that has been thoughtfully maintained and enhanced by the current owners, offering spacious and versatile accommodation throughout. At the heart of the home is a bright and welcoming living room, featuring patio doors that open onto a private south-facing decked area, a perfect area for relaxing or entertaining. The living room provides access to two separate areas of the property. One leads to the bedroom hallway, where you will find a contemporary bathroom and three well-proportioned bedrooms, all benefiting from built-in storage, with two rooms featuring full wall-length fitted wardrobes. On the opposite side of the living room is the modern kitchen, which flows through to the dining room and access into the entrance area / sunroom. Originally a conservatory, this space has been upgraded with insulation and a solid roof, creating a comfortable and practical room that can be enjoyed throughout the year. Early viewing is highly recommended to fully appreciate the quality, privacy, and flexible living space this lovely home has to offer.

EXTERNALLY:

Nestled within a private garden at the end of a peaceful cul-de-sac, this unique bungalow enjoys an exceptional setting. A driveway leads down to a single garage, while an arbour-framed gate opens into a truly surprising and beautifully landscaped garden. The gardens wrap around the property and have been thoughtfully designed to create a series of distinct outdoor spaces. Carefully arranged seating areas capture the sun at different times of day, while tranquil zen-style gardens and water features add to the sense of calm and privacy. Mature plants, shrubs and established hedging provide a secluded oasis, making this outdoor space a truly remarkable feature of the home.

SERVICES:

Mains Electric, Water & Drainage. Oil-Fired Heating.

Interested In
Viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

Bonn-a-Ghlinne, Greenlaw, TD10 6XN













Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

Bonn-a-Ghlinne, Greenlaw, TD10 6XN

FLOOR PLAN:

GROUND 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.
Made with Metropix ©2026

ACCOMMODATION:

- ENTRANCE / SUN ROOM (4.06M X 2.42M)
- DINING ROOM (3.18M X 2.32M)
- INNER HALLWAY (2.61M X 1.50M) including store
- BATHROOM (2.58M X 1.79M)
- BEDROOM 2 (3.31M X 2.48M) not including wardrobes
- KITCHEN (4.55M X 2.73M) at widest
- LIVING ROOM (4.33M X 3.50M)
- BEDROOM 1 (3.21M X 3.01M) not including wardrobes
- BEDROOM 3 (3.61M X 2.42M) including cupboard

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

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.

THINKING OF SELLING YOUR HOUSE?

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.

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk